

VLR - 12-5-01
NRHP - 5-16-02

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Washington Avenue Historic District (Fredericksburg, VA)

other names/site number VDHR ID No. 111-5262

2. Location

street & number 1200-1500 blocks of Washington Avenue, 620 Lewis Street not for publication N/A
city or town Fredericksburg vicinity _____
state VA county (Independent City) code 630
zip code 22401

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide X locally. (See continuation sheet for additional comments.)


Signature of certifying official

March 29, 2002
Date

State or Federal agency and bureau _____

In my opinion, the property meets does not meet the National Register criteria.
(See continuation sheet for additional comments.)

Signature of commenting or other official _____

Date _____

State or Federal agency and bureau _____

4. National Park Service Certification

I, hereby certify that this property is:

____ entered in the National Register _____
____ See continuation sheet. _____
____ determined eligible for the _____
National Register _____
____ See continuation sheet. _____
____ determined not eligible for the _____
National Register _____
____ removed from the National Register _____
____ other (explain): _____

Signature of Keeper

Date of Action

5. Classification

Ownership of Property (Check as many boxes as apply)

☒ private
☒ public-local
☐ public-State
☒ public-Federal

Category of Property (Check only one box)

☐ building(s)
☒ district
☐ site
☐ structure
☐ object

Number of Resources within Property

Contributing	Noncontributing	
<u>36</u>	<u>7</u>	buildings
<u>1</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>4</u>	<u>0</u>	objects
<u>41</u>	<u>7</u>	Total

Number of contributing resources previously listed in the National Register 1
[Kenmore, National Historic Landmark, 7/2/1975]

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.) N/A

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: DOMESTIC
RECREATION & CULTURE
FUNERARY
FUNERARY
LANDSCAPE

Sub: Single dwelling
Monument/markers
Cemetery
Grave
Mall / Avenue

Current Functions (Enter categories from instructions)

Cat: DOMESTIC
RECREATION & CULTURE
RECREATION & CULTURE
FUNERARY
FUNERARY
LANDSCAPE

Sub: Single dwelling
Monument/markers
Museum: Historic House
Cemetery
Grave
Mall / Avenue

7. Description

Architectural Classification (Enter categories from instructions)

LATE VICTORIAN: Italianate; Queen Anne; Romanesque; Shingle Style

LATE 19TH and EARLY 20TH CENTURY REVIVALS: Colonial Revival; Classical Revival; French Renaissance

LATE 19TH and EARLY 20TH CENTURY AMERICAN MOVEMENTS: Bungalow/Craftsman

Materials (Enter categories from instructions)

Foundation Brick, concrete block, poured concrete, parged, stone
Roof Slate, ceramic tile, asphalt shingles, standing seam metal
Walls Brick, stucco, weatherboard, wood shingles, stone
other _____

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)
[See Continuation Sheets, Section 7]

8. Statement of Significance

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- X A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- X C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- x C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object or structure.
- X F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

Community Planning and Development

Architecture

Social History

Military

Art

Period of Significance circa 1775 – 1951

Significant Dates circa 1775-1796; 1826-1833; 1859; 1862-1864; 1878-1894; 1890-1920; 1906; 1929

Significant Person (Complete if Criterion B is marked above)

N/A

Cultural Affiliation N/A

Architect/Builder Philip Nathaniel Stern (1878-1960), Architect
E.J. "Peck" Heflin, Architect and Builder
Frank P. Stearns, Architect and Builder
Edward Virginus Valentine, Sculptor
John Crawford and Son, Buffalo, NY (William Crawford, sculptor)

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)
[See continuation sheets, Section 8]

9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)
[See continuation sheets, Section 9]

Previous documentation on file (NPS)

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested.
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____

Primary Location of Additional Data

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☒ Other

Name of repository: VA Department of Historic Resources; Library of Virginia; Central Rappahannock Regional Library, Virginia Room; Historic Fredericksburg Foundation, Inc.; George Washington's Fredericksburg Foundation (Kenmore).

10. Geographical Data

Acreage of Property approximately 18 acres

UTM References (Place additional UTM references on a continuation sheet)

Zone Easting Northing Zone Easting Northing

A 18	<u>284380</u>	<u>4242510</u>	B 18	<u>284420</u>	<u>4242420</u>
C 18	<u>284320</u>	<u>4242330</u>	D 18	<u>284240</u>	<u>4242320</u>
E 18	<u>284160</u>	<u>4242340</u>	F 18	<u>284000</u>	<u>4242700</u>
G 18	<u>284120</u>	<u>4242750</u>	H 18	<u>284210</u>	<u>4242680</u>
I 18	<u>284320</u>	<u>4242480</u>			

☐ See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

[See continuation sheets, Section 10]

11. Form Prepared By

name/title Edna Johnston & Kathryn Gettings Smith

organization History Matters date August 9, 2001

street & number 1722A Wisconsin Avenue, NW, Suite 21 telephone 202-333-8593

city or town Washington state DC zip code 20007-2300

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets [**Sections 7, 8, 9, 10, Photo List**]

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name Multiple Owners [**See continuation sheets, "Property Owners List"**]

street & number _____ telephone _____

city or town _____ state _____ zip code _____

=====
Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 1

**Washington Avenue Historic District
Fredericksburg, Virginia**

SUMMARY DESCRIPTION

The Washington Avenue Historic District encompasses 48 residential and commemorative buildings, sites and objects that stand on Washington Avenue in the City of Fredericksburg, Virginia. Thirty-six (36) domestic buildings, four (4) commemorative objects, and one (1) cemetery site contribute to the architectural and historical significance of the district. Only seven (7) domestic resources, mainly recent sheds and garages, fail to contribute to the district. The historic district focuses on a four-block long segment of Washington Avenue where the roadway widens to a width of 150 feet. Lined by mature trees on either side, the avenue encompasses a series of grassy medians defined by parallel roadways on either side. The substantial, high-style residences that line both the east and the west sides of the avenue reflect the various domestic styles that were popular at the turn of the 20th century. They include houses designed in the Italianate, Queen Anne, Shingle, Colonial Revival, and Craftsman styles. The district also incorporates Kenmore, a historic house museum, and four monuments that commemorate various aspects of Fredericksburg's Revolutionary War era history.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 2

**Washington Avenue Historic District
Fredericksburg, Virginia**

DETAILED DESCRIPTION

Setting and Landscape

Located immediately west of the Fredericksburg National Register Historic District, the Washington Avenue Historic District occupies a narrow ridge that runs north to south and west of the original 1728 town site of Fredericksburg. The avenue extends approximately 1500 feet between Lewis Street on the south and Mary Ball Street on the north, where it descends slightly. Its 150-foot width incorporates a formal avenue designed with circular and oblong medians that divide the thoroughfare into two parallel roadways. Mature street trees line the outer edges of the roadway. Concrete sidewalks and granite curbing line the edges of the avenue. Randomly placed trees ornament the central grassy areas, and perimeter fencing that consists of square bollards connected by swaged chains encircle the medians.

A series of streets intersect Washington Avenue on its east and west sides. On the east, these roadways are extensions of Fredericksburg's original street system. On the west, four new streets were laid out when the residential district was originally subdivided in 1890. These four streets--Hitchcock, Pierson, Russell, and Cornell¹--were named for early investors in the Fredericksburg Development Company (FDC), the company that originally developed this land.

The residences on the west side of the street are situated on wider lots than those on the east side. The houses tend to be larger, and the building setbacks greater. Setbacks in the district range from as little as seven feet to as much as 25 feet. The lots are uniformly level, with the exception of the rearmost portions of those lots lining the west side of the avenue.

The landscape throughout the district is characterized by mature shade and ornamental trees, grassy lawns, and small bushes and other plantings that adorn the walks and foundation levels of the houses. Occasional ornamental trees interrupt the grassy medians.

Residential Architecture

Kenmore, a 1770s Georgian style brick mansion, stands at the southern end of the Washington Avenue Historic District. Although, not part of the late-19th-century development of the residential district along Washington Avenue, Kenmore contributes to the understanding of the historic development of the district. This exemplary Georgian-style mansion once stood at the edge of a 1000-acre-plus plantation, from which the blocks and lots of Washington Avenue were divided. It was home to Mary Washington's daughter, Betty Washington Lewis. Mary Washington frequently visited the house and reportedly strolled the grounds surrounding the mansion. She chose to be buried on the property, prompting the establishment of a monument at her gravesite. The desire to create a ceremonial approach to this shrine later helped to fuel the establishment of Washington Avenue.

The Washington Avenue Historic District displays an array of the most popular domestic architectural styles from the turn of the 20th century. The houses range in style from an Italianate-influenced Victorian residence to a formal brick Colonial Revival building. The high quality of craftsmanship throughout the district and the medium to high level of ornamentation reflects the social and economic status of the individuals who built and lived in these dwellings.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 3

**Washington Avenue Historic District
Fredericksburg, Virginia**

The predominant building material in the district is wood, but stuccoed, stone, and brick examples also exist. A variety of exterior finishes adorn the houses including ornate Queen Anne style shingles, narrow wood weatherboard, stucco, and Flemish-bond brick cladding.

The predominant window type in the district is the double-hung sash window, however, there are also numerous examples of casement and awning type windows. Multiple small lights are the norm in the upper sash of these windows. Also common are diamond paned and other decorative glass configurations ranging from Queen Anne styles to Craftsman arrangements. Palladian-style windows appear as decorative elements on at least four houses in the district (see 1411, 1500, 1302, and 1407 Washington Avenue; VDHR nos. 111-5262-0017, 111-5262-0014, 111-5262-0007, and 111-5262-0019).

Porches are dominant features on most of the houses along Washington Avenue. They range from restrained porticos that mark the main entrance (see 111-5262-0007, 1302 Washington Avenue) to elaborately ornamented wraparound verandas (see 111-5262-0017, 1411 Washington Avenue). A majority of the porches employ classical style supports, including Tuscan and Ionic order columns. In addition, a few examples utilize turned Victorian or square wood posts. Only the Shepherd House at 1304 Washington Avenue (111-5262-0008) and the Mary Washington Monument Caretaker's Lodge (111-5262-0014) employ masonry porch supports.

During the period that these houses were built, the Queen Anne style began to be adapted to a new style growing in popularity; the Colonial Revival style. Following the 1876 Centennial Exhibition in Philadelphia, a burgeoning interest in America's Colonial past sparked the development of a new national style that derived its form and detailing from Georgian, Federal and vernacular colonial examples. On Washington Avenue, the growing popularity of the Colonial Revival can be seen in the use of classical elements on Victorian house forms, as at the Peden House at 1411 Washington Avenue (111-5262-0017). Later, a more formal, academic form of the Colonial Revival developed. This new, more formal style is illustrated in the Shepherd House at 1304 Washington Avenue (111-5262-0008).

A common feature of many of the larger houses on the avenue is service entrances, and incorporated living space for servants. Service entrances were commonly located at the rear or side of the residences. Day servants would enter and exit through these secondary entrances, while live-in help often occupied attic rooms incorporated for that purpose. In 1910, census figures show that there were at least nine servants living on Washington Avenue in seven separate households.

Outbuildings at the rear of the lots were once common to properties on Washington Avenue. Early on, many of these included stables, chicken houses, and privies. Today, none of these remain. However, a handful of early garages survive. They represent some early examples of this building type in Fredericksburg (see 1200 Washington Avenue, 111-5262-0002; and 1405 Washington Avenue, 111-5262-0020).

Commemorative Works (Monuments & Memorials)

Four commemorative works adorn the Washington Avenue Historic District. Erected between 1893 and 1932, these memorials reflect Fredericksburg's Colonial heritage. Well-known, professional artisans designed two of the monuments. William Crawford of the John Crawford and Son firm of Buffalo, New York, designed the Mary Washington Monument, and Edward V. Valentine, a noted Richmond, Virginia, sculptor, created the statue of Hugh

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 4

**Washington Avenue Historic District
Fredericksburg, Virginia**

Mercer that was erected on Washington Avenue in 1906. The designers of the remaining two memorials, the Jefferson Religious Freedom Monument and the George Rogers Clark Memorial, have not yet been identified.

The main construction material on all four monuments is stone, however, the Mercer Monument incorporates a larger-than-life-size bronze figure as well. Each of these memorial works is sited to take advantage of site lines and topography. The Mary Washington Monument stands atop a natural rise. The grounds surrounding it have been landscaped and a brick retaining wall and entrance stair frame the composition. The Mercer Monument occupies a formal, designed setting as well. The Religious Freedom Monument and the Clark Memorial, although more simply sited, stand in prominent locations.

Architects, Builders and Sculptors

Many Washington Avenue residences were professionally designed by either trained architects or skilled builders. Three prominent Fredericksburg professionals were active in designing and building many of the houses in the district. These were Philip Nathaniel Stern, a formally trained architect with a statewide reputation; Frank Stearns, a local builder and contractor; and Elmer G. "Peck" Heflin, a carpenter, contractor and designer who completed many small and large commissions in Fredericksburg.

Born in 1878 in Bangor, Maine and trained in architecture at the Technical University in Karlsruhe, Germany, Philip N. Stern (1878-1960) came to Fredericksburg prior to 1909 and opened an architecture practice. He executed many prestigious commissions in town, including several school-related buildings, commercial structures, and prominent residences. As a founding member of the Virginia chapter of the American Institute of Architects (AIA) and its president between 1931-1933, Stern was a prominent figure in professional architecture community. Between 1933 and 1934, he served as the District Officer for the Historic American Buildings Survey (HABS) in Virginia. His interest in historic buildings led to his work on the renovation of several historic Virginia homes, including Kenmore in Fredericksburg, and Sabine Hall in Richmond County, Virginia. Stern is known to have designed two residences on Washington Avenue, one for J. Conway Chichester at 1307 Washington Avenue (1909), and the other at 1304 Washington Avenue (1910-1911) for his in-laws, George W. Shepherd, Jr. and Sally Smith Shepherd.

The work of a prominent American sculptor, Edward Virginius Valentine (1838-1930), also appears on Washington Avenue. In 1904, Valentine designed the bronze statue of General Hugh Mercer that now stands at the center of the Washington Avenue Mall. Born to a prominent Richmond family, Valentine trained locally, and in Europe in the ateliers of Thomas Couture and August Kiss. In 1865, at the end of the American Civil War, Valentine returned to Richmond and established his own sculpture studio. With the assistance of his family, he attained permission to sculpt busts of many famous Virginians and southerners. He executed the last life bust of General Robert E. Lee, as well as the sculpture that adorned the general's funeral sarcophagus. Known as *Recumbent Lee*, the sarcophagus sculpture solidified Valentine's reputation as a significant southern artist. During his career, he completed many prestigious commissions, including the Mercer Monument and the statue of Jefferson Davis that was erected on Monument Avenue in Richmond, Virginia in 1907.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 5

**Washington Avenue Historic District
Fredericksburg, Virginia**

Condition of Buildings and Monuments

The buildings that line Washington Avenue, in large part, retain their historic integrity. Although minor changes have been made to the houses over the decades, they remain remarkably intact. The overall architectural assemblage has also been preserved. Thus, the district appears much as it did in the 1920s, with few late-20th-century intrusions.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 6

**Washington Avenue Historic District
Fredericksburg, Virginia**

INVENTORY OF BUILDINGS² (NC = Non-contributing)

Domestic Architecture

LEWIS STREET

House, 620 Lewis Street

1928

Curtis, Emmett M. and Grace M. House

Garage

circa 1928

VDHR I.D. Number: 111-5262-0001

This 2-story, stuccoed frame house stands at the south end of the Washington Avenue Mall and features a rectangular plan and a gable-on-hip roof. The house is simply detailed with plain wood trim, a distinctive pagoda-shaped front portico, and eyebrow dormers. It exhibits characteristics of the Colonial Revival style, including the formal arrangement of the façade and the emphasis on the central entrance. A 1-story, stuccoed frame garage with an asphalt shingled hipped roof stands at the rear of the lot.

Local builder Frank Stearns built this house for Emmett M. and Grace M. Curtis in 1928. Emmett Curtis was a clothier who founded the E.M. Curtis Department Store in Fredericksburg.

WASHINGTON AVENUE

House, 1200 Washington Avenue

1916-1917

Moon, Victor M. House

Garage

1916-1917

VDHR I.D. Number: 111-5262-0002

Built between 1916-1917 on lot number 7 of the Fredericksburg Development Company's 1891 subdivision, the house at 1200 Washington Avenue features distinct Craftsman styling. The house is two stories in height, clad in red brick, and crowned by a green ceramic tile hipped roof. It is characterized by wide eaves with scroll-sawn exposed rafter tails, ganged façade windows, and a Craftsman-style door hood that shades the off-center entrance. The front door is flanked by multi-light sidelights and topped by a multi-light transom. An open terrace fronts the building.

The house was designed by Fredericksburg architect, Philip N. Stern and built by local contractor E.G. "Peck" Heflin for Victor M. Moon, a traveling salesman. Subsequent owners included Cecil L. and Caroline Gibson Reid. Cecil Reid, an engineer who moved to Fredericksburg in 1906, designed and oversaw construction of the Embrey Dam on the Rappahannock River that was completed in 1909. Reid was also active in local politics. He served for nine years on the Fredericksburg City Council, and also served on the City Planning Commission. The Reids occupied the house between 1928 and 1971.

The property includes a 1-story brick garage that stands to the rear of the dwelling.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 7

**Washington Avenue Historic District
Fredericksburg, Virginia**

**1201-1201 1/2 Washington Avenue
Kenmore**

circa 1775

Reconstructed kitchen

1929-1930

Reconstructed office

1929-1930

Museum-Visitor Center

1970 NC

VDHR I.D. Number: 111-0047 (111-5262-0030)

Built in the 1770s, this National Historic Landmark, is an exceptional example of a Colonial-period Georgian house. The imposing, 2-story brick mansion contains some of the finest 18th-century plasterwork ceilings and chimneypieces in the country. The house and two reconstructed outbuildings stand on an entire city block at the southern end of the Washington Avenue Historic District. The house was constructed by Fielding Lewis for his second wife, Betty Washington, who was a sister of U.S. President George Washington. The Lewises occupied the house until the end of the 18th century. The Gordon family, who purchased the house and surrounding farm in 1819, renamed the house "Kenmore" during their occupancy. The property, which is now surrounded by a Colonial Revival-style brick wall, once encompassed over 800 acres adjacent to the City of Fredericksburg. The Washington Avenue Historic District stands on land once included in this vast plantation.

The house is also associated with the early historic preservation movement in Virginia. In 1922, it was saved from probable demolition by the locally formed Kenmore Association (now renamed the George Washington's Fredericksburg Foundation). The association restored and opened the property to the public as a historic house museum. In 1970, Kenmore was designated a National Historic Landmark (National Register Number: 69000325).

The property now includes two reconstructed outbuildings--a kitchen and an office (both built in 1929-1930)--and a modern museum and visitor center built in 1970 (non-contributing buildings). The museum does not contribute to the historic district.

House, 1204 Washington Avenue

1903

Boulware, J. McCalla House

Garage

circa 1930

VDHR I.D. Number: 111-5262-0003

Located at the northwest corner of Washington Avenue and Cornell Street, this 2.5-story Queen Anne style frame house features a steeply pitched hipped roof, projecting 2.5-story pedimented bays, and a wraparound porch. An excellent example of the Queen Anne style which dominated domestic architecture during the last decades of the 19th century, the house remains in very good condition and retains many original details. These details include turned porch balusters, ornate spindlework bargeboards, and a bracketed cornice. A 1-story concrete garage that is accessed from Cornell Street occupies the rear of the property. The structure is set into the sloping grade behind the house.

The house was built in 1903 for J. McCalla Boulware, the owner of a local feed and grain dealership.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 8

**Washington Avenue Historic District
Fredericksburg, Virginia**

**House, 1206 Washington Avenue
Cartwright, E.J. House
VDHR I.D. Number: 111-5262-0004**

1905-1906

This 2.5-story stone, Chateausque-style Victorian house stands as one of the most imposing residences on Washington Avenue. The house features square-cut, irregularly coursed stone walls, an angled square corner tower, a steeply pitched hipped roof, and several conical-roof dormers. A stone and frame porch extends across the front of the building, and a semi-circular stone bay extends off the north side. The roof is covered in slate shingles and is accentuated by decorative iron crestings and finials.

Local builder, E.G. "Peck" Heflin built the house in 1905-1906 for E.J. Cartwright. Cartwright was a prominent businessman and a partner in Cartwright and Davis, a stone quarrying business. Cartwright and his partner J.H. Davis purchased the Battlefield Granite Company around 1900, and managed it until 1919. The business quarried what became known as "Battlefield Granite" from a quarry that was located several miles up the Rappahannock River. From there it was transported to their stonecutting yard closer to town via the old Fredericksburg Navigation Company canal. Battlefield Granite was used for street paving in the city, for several monuments and mausoleums in the region, and for E.J. Cartwright's house on Washington Avenue.³

Cartwright and Davis experienced financial problems around 1907, and the quarry was temporarily closed.⁴ That year, less than two years after the completion of his stone house, E.J. Cartwright sold 1206 Washington Avenue to Augusta Bode. Bode owned and occupied the house until 1942 when she deeded it to her daughter, Freda Bode Turner, who in turn ordered it sold upon her death in 1974.

**House, 1208 Washington Avenue
Somerville, Samuel W. House
Shed
VDHR I.D. Number: 111-5262-0005**

1896-1897

circa 1970 NC

Built in 1896-1897 for Samuel W. Somerville, this 2-story frame house was originally clad in wood siding. The building was remodeled in the 1920s, but was originally a Queen Anne-style residence. During the remodeling, the exterior was reclad in stucco and the porch redesigned as a loggia. Despite these changes, the house still retains its original asymmetrical form, projecting, three-sided bays, and 2-over-2 wood windows.

The house's original owner, Samuel W. Somerville, came to Fredericksburg from Culpeper County, Virginia, in 1896. He served as superintendent of Fredericksburg College, as president of the Fredericksburg Spoke Works, and as a member of the Fredericksburg City Council. Located just a few blocks away on Prince Edward Street, Fredericksburg College began as the collegiate department of the Presbyterian Assembly's Home and School, founded in 1893. The college closed in 1914. Subsequent owners of the house include Robert L. Biscoe, a real estate agent, and Frederick W. Feuerherd who owned a confectionary shop in Fredericksburg.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 9

**Washington Avenue Historic District
Fredericksburg, Virginia**

**House, 1300 Washington Avenue
Tompkins, Dr. J. Edward and Mary House
Garage
VDHR I.D. Number: 111-5262-0006**

**1904

circa 1919**

Located on a corner, the 2.5-story frame house at 1300 Washington Avenue is a good example of a Queen Anne style-residence modified by Shingle Style influences. The building has been reclad with vinyl siding, however the shingle-clad band between the first and second stories, the curved corner bay, and gambrel roof relate to Shingle Style stylistic devices. A 1-story frame garage stands at the rear of the property behind the house.

Local builder Frank Stearns built this residence in 1904 for Dr. James Edward Tompkins and his wife Mary E. Porter Tompkins. Mary Tompkins was a milliner who owned a hat shop in Fredericksburg for many years.

**House, 1301 Washington Avenue
VDHR I.D. Number: 111-5262-0028**

1890

Located at the corner of Fauquier Street and Washington Avenue, 1301 Washington Avenue is representative of the numerous, modest Queen Anne-style residences built in Fredericksburg at the turn of the 20th century. The house is two stories tall and features a T-shaped footprint, a side gable roof, and a full width front porch. An off-center front facing pediment that is adorned with decorative Victorian spindlework faces the street. Fishscale shingles clad the gables and turned wood posts and a delicate spindlework frieze highlight the porch.

Both this house and its neighbor at 1303 Washington Avenue were built by W.T. Mills. Completed around 1890, this is one of the oldest houses in the Washington Avenue Historic District. Pattie A. Closs occupied the house between 1899, when she purchased it for \$925, and 1908, when she sold it to Joseph H. Davis.

**House, 1302 Washington Avenue
Boulware, D. Jackson House
VDHR I.D. Number: 111-5262-0007**

1907-1908

This is a 2-story, frame, front gable residence built in the Colonial Revival style. The house features a pediment front gable, a simple Federal Revival-style portico, an off-center entrance, and a Palladian-style window in the front gable.

In 1907-1908, D. Jackson Boulware, partner with father J. McCalla Boulware in the Boulware & Son grain and feed business, built this house as his residence.

**House, 1303 Washington Avenue
Shed
VDHR I.D. Number: 111-5262-0027**

**1896
1960s NC**

Built in 1896, this 2-story frame Victorian house reflects elements of the Italianate style. The residence features a low-pitched hipped roof, wide-bracketed eaves, and a paneled fascia board. The full-width front porch contains square posts and scroll-sawn brackets.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 10

**Washington Avenue Historic District
Fredericksburg, Virginia**

Both this house and its neighbor at 1301 Washington Avenue were built by W.T. Mills in the 1890s.

**House, 1304 Washington Avenue
Shepherd, George W., Jr. and Sally Smith House
VDHR I.D. Number: 111-5262-0008**

1910-1911

The 2.5-story brick-clad Shepherd Residence represents the growing popularity of the Colonial Revival style in the early decades of the 20th century. The house was the first formal Colonial Revival residence built on Washington Avenue. Its formal symmetrical façade, careful reproductions of Colonial and Federal details, and Flemish-bond brick cladding express this fashionable new style. The house is composed of a 2.5-story rectangular block fronted by a 3-bay porch that is supported on Tuscan-style stone columns. The building features wide eaves adorned by wood modillion blocks. Each façade window incorporates a limestone sill and keystone lintel. The front entrance is adorned by a leaded-glass transom and sidelights.

George W. Shepherd, Jr. and his wife Sally Smith Shepherd erected this imposing residence in 1910-1911. The house was designed by noted Virginia architect, Philip N. Stern. At the time of completion, the house was valued at \$9000, an impressive sum at the time. Shepherd, Jr. was the eldest son of a prominent Fredericksburg businessman and civic leader. Shepherd, Jr. founded the Commercial State Bank in 1911. He served as its president until 1949 when he retired. The Shepherds lived at 1304 Washington Avenue until George Shepherd's death in 1963.

**House, 1305 Washington Avenue
Edrington, Charles W. House
VDHR I.D. Number: 111-5262-0026**

1906

This 1906 2.5-story frame residence exhibits typical features of the Queen Anne style overlaid with Colonial Revival details. The house features a 2-story, 3-sided projecting bay capped by a pedimented gable, tripartite windows, and fishscale shingles in the front gable. A sizable pedimented dormer accents the roofline, while the 3-bay, 1-story porch features attenuated Tuscan-style columns.

The house was built by prolific local builder, Elmer G. "Peck" Heflin in 1906. Heflin sold the property to Charles W. Edrington just two years later in 1908. Edrington, a Confederate veteran, served for 30 years as Fredericksburg City Sergeant. The Reynolds family, formerly of Spotsylvania County, bought the Edrington House in 1925 and various members of the family occupied the house for the next 70 years.

**House, 1306 Washington Avenue
Blake, William N. and Virginia Scaggs House
Shed
VDHR I.D. Number: 111-5262-0009**

1898

1950s NC

This 2.5-story frame residence is a good example of the Queen Anne style. The house features a complex intersecting-gable roof, a projecting front bay, and a full-width front porch. The house is sparingly detailed with simple wood trim, Tuscan-style porch columns, and a molded cornice.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 11

**Washington Avenue Historic District
Fredericksburg, Virginia**

William N. and Virginia Scaggs Blake purchased this lot and built their residence here in 1897-1898. Between 1902 and 1927, when William Blake died, he worked as a traveling salesman for the Baker & Wallace dry goods company. Blake also served as a deacon in the Fredericksburg Baptist Church. Virginia Scaggs Blake worked as a librarian at the local high school for many years. After her death in 1941, the property transferred to their son, Edward F. Blake, who sold it to the Jenkins family in 1948.

House, 1307 Washington Avenue

1904

Chichester, John Conway and Edmonia Fitzhugh House

Garage

1930s

VDHR I.D. Number: 111-5262-0025

This 2.5-story frame house is one of only a few examples of Craftsman-style residential architecture in the Washington Avenue Historic District. Designed by noted Virginia architect Philip N. Stern, the house displays a Craftsman-style front porch superimposed atop a formal symmetrical façade.⁵ Some of the distinguishing features of the house are its low-pitched hipped roof and hipped dormer, the multi-light Craftsman-style sash, the cutout porch balusters, and the blocky brackets in the porch eaves.

The first owner of the house, John Conway Chichester, served for many years as Fredericksburg's City Sergeant. He was a member of a prominent Virginia family. J. Conway purchased the local *Fredericksburg Star* newspaper in 1900. Chichester willed the house to his wife, Edmonia Fitzhugh Chichester, who was also a well-known Fredericksburg resident. The property remained in the Chichester family for nearly 80 years. It was sold to Richard and Cheryl P. Hazel in 1989.⁶

House, 1309 Washington Avenue

1906

Goldsmith/Stearns House

Garage

circa 1919 (altered) NC

VDHR I.D. Number: 111-5262-0024

This 2-story frame house displays typical features of the Queen Anne style, including its asymmetrical design, the shingle-clad projecting front pediment, and bracketed cornice. Although generally Queen Anne in style, the house is restrained by identifiable Classical details, including the fanlight above the main entrance and the lunette window in the front pediment. The house is clad in wood weatherboard with shingled detailing and covered by an asphalt shingle hipped roof.

E.D. Cole, a local real estate developer, built this 2-story Queen Anne-style residence in 1906 as a speculative venture. He sold it the same year to a local clothing storeowner, Joseph "Jake" Goldsmith. Between 1920 and 1927, Franklin and Florence Dickinson Stearns occupied the house. Florence Dickinson Stearns was a noted Virginia poet, public speaker, and literary critic of the early 20th century. Educated at Columbia University, Stearns wrote verse that appeared in many literary and popular journals. She also published several volumes of poems, including a collection titled *Strange Dimension* in 1938. The Stearns lived in Fredericksburg between 1909 and 1927. After her husband's death in 1927, Florence Stearns moved to New York City.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 12

**Washington Avenue Historic District
Fredericksburg, Virginia**

**House, 1311 Washington Avenue
Rowe, A.P. House
VDHR I.D. Number: 111-5262-0023**

1904

Sited at the corner of Washington Avenue and Hawke Street, this imposing residence exemplifies the Queen Anne style in residential architecture. The house is two stories tall with a complex roof structure of varying ridge heights and forms. A 1-story wraparound porch extends across the corner of the house, and a series of rectangular and 3-sided bays project from the north and west elevations. The cornice is elaborated with carved modillion blocks. The house also exhibits Classical architectural elements that became popular in the early years of the 20th century. The house retains much of its original detailing, however, it has been reclad with aluminum siding.

The original architectural drawings for this house still exist. They indicate that the house was designed by Elmer G. Heflin, a local architect and contractor, for Absalom P. Rowe, Jr. Rowe was the eldest son of Fredericksburg's mayor between 1888 and 1900. He served as the city's tax collector for over 15 years, and was active in the town's civic life and business community. Rowe owned the local *Free Lance-Star* Publishing Company from 1892 until the time of his death in 1925. He was an officer in the local Masonic lodge, a member of a local Confederate Veterans group, an officer in the newly formed local telephone company in 1897, and an investor in the Fredericksburg Development Company.

**House, 1400 Washington Avenue
Rawlings, J.B. and Alice House
VDHR I.D. Number: 111-5262-0010**

1923

Erected in 1925 at the corner of Washington Avenue and Pierson Street, this imposing brick residence is an excellent example of Colonial Revival-style domestic architecture. The house features a side gable, slate shingled roof, a symmetrically arranged façade, and a classically inspired portico and roof dormers. The brick walls are laid in Flemish bond, and a 1-story frame sunroom extends off the south gable end of the building.

Fredericksburg builder, Frank P. Stearns, designed and built the house for James B. Rawlings in 1923. J.B. Rawlings ran a hardware business in Fredericksburg. In 1914, he married Alice G. Cole, daughter of prominent Fredericksburg businessman Colonel Edward Dorsey Cole. Edward Cole was active in local real estate development and owned the E.D. Cole and Lumber Company. He and his family lived in the house at 1408 Washington Avenue, which he built around 1897. The Rawlings House was one of the last to be built on the avenue.

**House, 1401 Washington Avenue
Swift, Granville R. and Lillian R. House
Garage
VDHR I.D. Number: 111-5262-0022**

1908

1950s NC

This is a 2-story frame residence was designed in the Queen Anne style with an overlay of Colonial Revival elements. The house features a high-hipped roof, front and side pediments, and a curved-corner wraparound porch. The porch displays classical Ionic columns and a dentiled cornice. The house is sited at the northeast corner of Washington Avenue and Hawke Street.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 13

Washington Avenue Historic District
Fredericksburg, Virginia

Granville R. and Lillian R. Swift purchased this property in 1908, and erected their residence there the same year. Granville Swift, an attorney by training, ran a local law office in Fredericksburg. Later he served as the City of Fredericksburg's Commonwealth's Attorney and as a local representative in the Virginia House of Delegates. He was also involved in local real estate development, in partnership with his neighbor Colonel Edward D. Cole (see 1408 Washington Avenue). The Swifts occupied 1401 Washington Avenue until 1942, when they sold it to Dalia L. Ruff.

House, 1403 Washington Avenue

1906

Saunders, Susan B. House

Shed

1970s NC

VDHR I.D. Number: 111-5262-0021

Built in 1906, this modest Queen Anne-style dwelling was built for Susan B. Saunders. The house is 2.5-stories tall with a front gable roof and a full-width half-hipped roof front porch. The house is detailed with decorative shingles in the pediments, dentiled cornices, and diamond-paned windows. A small box-bay extends off the north wall of the house.

Susan B. Saunders' husband was Alexander P. Saunders, the first president of Fredericksburg College.

House, 1404 Washington Avenue

1896

Bell, William Allen and Ida Tansill House

VDHR I.D. Number: 111-5262-0011

This 2-story Queen Anne-style house incorporates a 2.5-story square corner tower and a full-width front porch. The house is sparsely detailed with the majority of the adornments focused on the bargeboard in the front gable. The main entrance appears at the base of the corner tower.

W.A. Bell, co-founder of the W.A. Bell & Brother Furniture in Fredericksburg, built the house as his residence in 1896.

House, 1405 Washington Avenue

1896

Lacy, J. Horace House

Garage

circa 1920

VDHR I.D. Number: 111-5262-0020

Built in 1896, this 2.5-story, frame, cross-gable roof house is a good example of the Queen Anne style in domestic architecture. The house features a deep wraparound porch, shingle-clad gables ends, and an off-center entrance topped by a decorative glass transom.

Mrs. J. Horace Lacy and her daughter Sally Lacy were the first occupants of the house. In 1913, Mary Eckenrode purchased the house and moved her family there. One of her sons, Dr. Hamilton James Eckenrode, Jr. was a noted author and historian. He was appointed Historian for the State of Virginia, and in that capacity, played a pivotal role in establishing the State Highway Historical Markers Program in 1927.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 14

**Washington Avenue Historic District
Fredericksburg, Virginia**

**House, 1406 Washington Avenue
Brannon, Cole Sarah and William L House
VDHR I.D. Number: 111-5262-0012**

1898

This elaborately detailed Queen Anne-style residence features a 2-story, projecting three-sided bay at the front and a 1-story wraparound porch. The house is two stories tall and covered by a hipped roof. It is ornamented with bracketed eaves, a spindlework porch frieze, and turned wood porch posts. The off-center entrance is topped by a glass transom.

Reputedly built by local contractor Frank Stearns, this detailed Queen Anne style house was home to Sarah Cole. Cole's parents lived next door at 1408 Washington Avenue. Sarah Cole married William Leon Brannan in 1895. Brannan was in the grocery business and later, around 1910, opened a successful bakery called the Brannan Baking Company.

**House, 1407 Washington Avenue
Williams, Reverend R. Aubrey House
VDHR I.D. Number: 111-5262-0019**

1908

This is a 2-story, frame, early Colonial Revival-style residence with a standing seam-metal, hipped roof and a full-width front porch. The house features modified Ionic porch columns, a Palladian window above the centered main entrance, and a large pedimented dormer with a tripartite window.

Colonel Edward D. Cole built this house in 1908 as a speculative venture. He sold it the same year to Reverend R. Aubrey Williams, who was the minister of the Fredericksburg Baptist Church between 1904 and 1916. Subsequent owners included Richard Moncure, a Collector of Revenue for Fredericksburg between 1916 and 1927, and Mrs. John Lee Pratt who owned the house until her death in 1947.

**House, 1408 Washington Avenue
Cole, Edward Dorsey House
Garage
VDHR I.D. Number: 111-5262-0013**

circa 1897

circa 1920

The house at 1408 Washington Avenue is an imposing example of the Queen Anne style in residential architecture. Erected circa 1897, the house was later altered to present a more restrained classical style. Simple Tuscan-style columns, and a plain matchstick balustrade replaced the original turned wood porch posts and decorative woodwork. However, many original Queen Anne-style features remain visible, including the distinctive multi-light colored-glass windows in the front pediment, and the texture created by the various shingle patterns in the front gable. The prominent bracket cornice and expansive wraparound porch are all elements retained from the Queen Anne style. A 1-story, frame, hipped roof garage built between 1919 and 1927 stands behind the main house.

Edward Dorsey Cole, a Confederate veteran and prominent Fredericksburg businessman and community leader, built this house as his residence around 1897. Born in Prince William County Virginia, Cole entered the mercantile business with his brother-in-law R.G. Swift in the 1880s. Cole served for over 25 years on the Fredericksburg City Council, and acted as president of that body for many years as well. Cole was active in real estate development, and

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 15

**Washington Avenue Historic District
Fredericksburg, Virginia**

served in many civic organizations including the Fredericksburg National Battlefields Memorial Park Association, the Mary Washington Memorial Association, the State Board of the Jamestown Exposition Commission, and the local building and loan association. Cole was one of the first investors in the Fredericksburg Development Company, the firm that subdivided the lots along Washington Avenue. He owned several lots along the avenue and built at least two speculative residences there between 1906 and 1908 (see 1309 and 1407 Washington Avenue).

**House, 1409 Washington Avenue
Massey, Lucille House
VDHR I.D. Number: 111-5262-0018**

1951

This 2.5-story Flemish-bond brick house is a very good example of the Colonial Revival style that continued to dominate residential architecture through the mid-20th century in America. The house features a steeply pitched slate shingle roof with half-round dormers. The central entrance is emphasized by sidelights, a transom, and a pilastered wooden door surround.

The house was built for Miss Lucille Massey in 1951.

**House, 1411 Washington Avenue
Peden, William H. and Emily Wallace House
VDHR I.D. Number: 111-5262-0017**

1909

Sited in a prominent location facing the Mary Washington Monument across Washington Avenue, this elaborate Queen Anne-style residence is the largest of the houses lining Washington Avenue. The house features a side gable roof with projecting bays, a 3-story conical-roofed corner tower, and a sweeping 1-story porch that wraps around three sides of the house. The design employs several Colonial Revival elements, including a Palladian-style window in the front pediment, Ionic porch columns, and paired columns and a pediment emphasizing the main entrance. The rear portion of the house reputedly incorporates the former kitchen wing of the first house that was built on the property circa 1890.

William Peden, a local lumber dealer, erected this ornate Queen Anne dwelling in 1909. W. Seymour and Frances White built the first house on the avenue in 1890 on this lot. W. Seymour White was a lawyer, newspaper editor, and a mayor of Fredericksburg. Frances Seymour White initiated and led many civic projects, the most significant of which was the formation of Fredericksburg's official Confederate Cemetery and the founding of Fredericksburg's Mary Washington Hospital. In 1894, following the dedication ceremony for the newly completed Mary Washington Monument, the Whites entertained President Grover Cleveland at their house on the avenue. The Whites' house had to be moved when Peden decided to construct the present house there in 1909. The earlier house was moved to an empty lot at 1308 Winchester Street. Peden hired Frank Stearns, a prolific local builder, to erect his new residence.

**House, 1500 Washington Avenue
Mary Washington Monument Caretaker's Lodge
VDHR I.D. Number: 111-5262-0014**

1896

Completed in 1896, the Mary Washington Monument Caretaker's Lodge is an eclectic Victorian-era building that exhibits features of the Queen Anne, Colonial Revival, and Richardsonian Romanesque movements. The 1.5-story

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 16

**Washington Avenue Historic District
Fredericksburg, Virginia**

house is constructed on randomly coursed cut granite with red-tinted mortar joints and covered by a side facing gambrel roof. A front gable section protruding off the front façade contains fishscale shingles and a Palladian-style window. The house is located amidst a landscaped garden adjacent to the Mary Washington Monument on the north. A low brick wall surrounds the property.

The National Mary Washington Memorial Association built the caretaker's house shortly after the completion of the Mary Washington Monument in 1894. The association reputedly hired a Washington architect to design the house, which was constructed by Fredericksburg builder George W. Wroten and local stonemason J.W. Musselman. The granite used in the walls came from a local quarry. The first caretaker to occupy the houses was Frances Goolrick who lived there with her husband and local historian, Judge John T. Goolrick.

Monuments and Memorials

**Mary Washington Monument
Gordon Family Cemetery; Meditation Rock
West side Washington Avenue opposite Pitt Street
VDHR I.D. Number: 111-5262-0015 and 111-0150**

**1894
circa 1820-1859**

The grounds of the Mary Washington Monument contain three contributing standing resources: the monument itself (a contributing object); the Gordon Family Cemetery (a contributing site); and Meditation Rock, a natural feature associated with Mary Washington's life. The monument consists of a 20-foot tall granite obelisk set atop a 10-foot base. Two sides of the base are engraved with lettering. The front contains raised relief letters reading "Mary/ The Mother of/ Washington." The reverse side is engraved with the lines "Erected/ By Her/ Country-Women." The simple monument is surrounded by an iron fence and boxwood bushes. Immediately adjacent to the monument stands the Gordon Family cemetery that is enclosed by a brick wall. The cemetery contains approximately ten Gordon family graves marked variously by an obelisk, upright headstones, and by engraved slab tombs. Meditation Rock occupies the edge of the ridge that descends down on the northwest corner of the grounds. The rock formation is marked by a dedication plaque that reads "Here Mary Ball Washington prayed for the safety of her son and country during the dark days of the revolution. Presented by the National Mary Washington Memorial Association, chartered February 22, 1890 – February 22, 1962." In addition, the site contains a tree dedicated to Mary Ball Washington's guardian, Colonel George Eskridge. According to the associated plaque, the tree was moved to this site from Eskridge's Westmoreland County home "Sandy Point" in 1937 under the sponsorship of Mrs. Elise Towson Coele.

The Mary Washington Monument was completed in 1893 and dedicated the following year under the sponsorship of the National Mary Washington Memorial Association and the Fredericksburg Mary Washington Memorial Association. William J. Crawford of John Crawford and Son of Buffalo, New York, designed the monument.

**Thomas Jefferson Religious Freedom Monument
North end Washington Avenue, in median at Pitt Street
VDHR I.D. Number: 111-5262-0016**

**Originally erected 1932
Relocated 1977**

Originally erected on George Street in downtown Fredericksburg, the Thomas Jefferson Religious Freedom Monument was moved to its present site on Washington Avenue in 1977. The monument consists of a 10-foot tall square shaft

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 17

**Washington Avenue Historic District
Fredericksburg, Virginia**

set on a 2-tiered base. The shaft is constructed with rough-cut granite blocks. Several commemorative plaques adorn the shaft.

The monument commemorates the January 13, 1777 meeting of a group of Virginians who were charged with revising colonial laws. Held at Weedon's Tavern in Fredericksburg, and attended by Thomas Jefferson, George Mason, George Wythe, Thomas Ludwell Lee, and Edmund Pendleton, the meeting resulted in the drafting of the Virginia Statute for Religious Freedom. The statute established the principle that "no man shall suffer on account of his religious opinions or beliefs." The same language was later incorporated into the U.S. Constitution as the First Amendment of the Bill of Rights.⁷

**General Hugh Mercer Monument
Washington Avenue median, at Fauquier Street
VDHR I.D. Number: 111-5262-0029**

1906

Under the sponsorship of the U.S. War Department, the General Hugh Mercer Monument was erected on Washington Avenue in 1906. The monument consists of a larger-than-life-size bronze statue of General Mercer set atop an engraved, 15-foot tall base. The base is engraved with the following text: "Sacred to the memory of/ Hugh Mercer/ Brigadier-General/ in the Army of/ The United States./ He died on the 12th of January 1777/ of wounds he received/ on the 3rd of the same month,/ Near Princeton, in New Jersey,/ Bravely defending the/ Liberties of America./ The Congress of the United States./ In testimony of his virtues,/ and their gratitude/ Have caused this monument to be erected." The monument stands on land deeded to the U.S. Government in 1905. Noted Richmond, Virginia sculptor, Edward V. Valentine, sculpted the statue of Mercer. Valentine also designed the Jefferson Davis Monument on Richmond's Monument Avenue.

The monument stands on a raised hillock and is surrounded by a paved circular walkway. Attached half-circle walks stand east and west of the monument. The whole composition is enclosed by a continuous low fence that is composed of decorative cast iron posts linked by chains.

**George Rogers Clark Memorial
Washington Avenue median, at Lewis Street
VDHR I.D. Number: 111-5262-0031**

Dedicated April 1929

This simple stone memorial emblazoned with a brass plaque honors George Rogers Clark (1752-1818), a surveyor, explorer, and Revolutionary War general. The memorial plaque was placed by the Paul Revere Chapter of the Daughters of the American Revolution of Muncie, Indiana, in 1929. Clark is best known for his victories in the western territories where he effectively expelled British colonial rule. He also founded the town of Louisville, Kentucky, and succeeded in having Virginia declare the Kentucky frontier a county of the state, thus providing protection and legal status to the frontier settlers. Clark and his Revolutionary War victories are now commemorated at the George Rogers Clark National Historical Park in Vincennes, Indiana. The memorial on Washington Avenue, which consists of a rough-cut stone set at ground level and emblazoned with an engraved brass plaque, sits at the center of a grassy circular median/island that is located at the southern end of Washington Avenue.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 18

Washington Avenue Historic District
Fredericksburg, Virginia

ENDNOTES

¹ Cornell Street is labeled Marye Street on the 1912 Sanborn map, and in 1919 as Cornell (Marye) Street.

² The historical information included in the inventory list derives from Barbara Willis and John Pearce's *Walking Tours Through Historic Fredericksburg: "Washington Avenue"* brochure, n.d. Additional information comes from the Historic Fredericksburg Foundation's vertical files, and their *Historic Marker Program Reports* on individual properties that were prepared by volunteer researchers. I have supplement and verified certain information by using the Fredericksburg city directories for 1892, 1910-1911, 1921, and 1938; and by searching the indexes to the local newspapers prepared by Robert Hodges. Finally, I also utilized the *Embrey Index to Wills and Deeds, 1727-1920* that is available online at www.departments.mwc.edu/hipr/www/fredburg.htm.

³ Noel Harrison, "Fredericksburg's Battlefield Granite," *Virginia Minerals* (Vol. 32) pp. 27-30.

⁴ Harrison, pp. 27-30.

⁵ Willis and Pearce.

⁶ "1307 Washington Avenue," Historic Fredericksburg Foundation, Inc. (HFFI) Historic Marker Program, Report prepared by Margaret Lynn, July 1992; In the files of the HFFI.

⁷ Willis and Pearce.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 19

**Washington Avenue Historic District
Fredericksburg, Virginia**

STATEMENT OF SIGNIFICANCE

The Washington Avenue Historic District in Fredericksburg, Virginia derives historic significance from its status as the town's only historic, monumental avenue and as the site of an outstanding collection of high-style residences built for Fredericksburg's elite at the turn of the 20th century. The district also contains the circa-1775 Kenmore house, a singular example of Georgian architecture in Virginia and a National Historic Landmark. In addition, several monuments of artistic and commemorative significance grace the district. (Criterion C)

The landscape of the avenue reflects a distinctive combination of commercial and civic interests that shaped the development of many southern towns and cities at the end of the 19th century. Its formal arrangement, prominently placed memorials, and architecturally savvy residences reflect the aspirations of a town attempting to redefine itself in the years that followed the devastation of the American Civil War. Washington Avenue also derives historical importance from its association with several nationwide trends that shaped civic planning in the latter half of the 19th century. These include the proliferation of commemorative organizations led by women; the trend toward improved urban design and civic improvements that would crystallize in the "City Beautiful" movement at the turn of the 20th century; and the creation of grand, monumental avenues in cities across the nation. The Washington Avenue Historic District, thus, derives its significance both from its architectural character (Criterion C) and from its association with local and national movements that shaped social and physical development of towns and cities throughout the South following the Civil War. (Criterion A)

The site of the present Washington Avenue residential district also retains importance for its association with significant events in the American Civil War, namely, the use of the original Mary Washington Monument as a prominent landmark for both armies and the use of the Kenmore property as a Union military hospital during the Battle of the Wilderness in May 1864. (Criterion A)

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 20

**Washington Avenue Historic District
Fredericksburg, Virginia**

HISTORICAL BACKGROUND

Introduction

Before 1890, the landscape of the Washington Avenue Historic District in Fredericksburg, Virginia, contained the surviving structures of an 18th-century plantation house and an unfinished monument to Fredericksburg resident Mary Ball Washington, the mother of the nation's first president, George Washington. Twenty-five years later, Washington Avenue had become a neighborhood of elegant homes and a completed Mary Washington Monument had been joined by a monument to Revolutionary War hero Hugh Mercer. By 1930, another monument that honored the Revolutionary War hero George Rogers Clark, had been erected. All three monuments evoked a time when Fredericksburg thrived as an integral part of the economic and political world of Virginia and the nation. The monuments were surrounded by the homes of a local elite that self-consciously hoped to lead Fredericksburg into a new century of prosperity and prominence. The Washington Avenue Historic District is an exemplar of Fredericksburg and the nation at the turn of the century, a time when a proliferation of commemorative organizations led by women coalesced just as the nation began to focus on urban design as a means to encourage civic engagement in what would become known as the "City Beautiful" movement. As the twentieth century progressed, Washington Avenue continued to be the focus of Fredericksburg's commemoration and community activism as local citizens in the 1920s rallied to preserve the district's 18th century plantation house. Efforts in the 1960s led to the preservation of the "Lodge," the Mary Washington Monument caretaker's house. In 1977, the most recent monument on Washington Avenue, the Thomas Jefferson Religious Freedom Monument, was moved from its original location on Fredericksburg's George Street to the northern end of the avenue.

History of Fredericksburg, Virginia and the Washington and Lewis Families, 1728-1797

In 1728, the Virginia House of Burgesses created Fredericksburg to serve as an inland port for trade between Great Britain and its North American colonies. Laid out in city blocks on 50 acres of land located along the Rappahannock River, the newly formed port town was designated as an official tobacco receiving and inspection station for the Virginia Colony. In 1732, Fredericksburg became the county seat of Spotsylvania County. The tobacco inspection station and county courts assured Fredericksburg's growth as one of the few established towns in Great Britain's North American colonies. Fredericksburg grew into a prominent port town, busy with the importation of manufactured goods from Europe and the exportation of the harvests and raw materials of central Virginia. By the mid-18th century, the town had grown significantly in population and structures. In 1759, the original town boundary was extended to include areas northwest and south of the first 50-acre tract. The expansion enabled Fredericksburg to more than triple its size.¹

In 1742, Colonel John Lewis purchased 409 acres on land immediately adjacent and northwest of the town of Fredericksburg. Ten years later, in 1752, his son, Colonel Fielding Lewis purchased an adjacent parcel. In 1754, Fielding Lewis inherited his father's original 409-acre tract. Lewis moved from his native Gloucester County, Virginia, to Fredericksburg in 1747, and after the death of his first wife in 1750, married Betty Washington, a local woman who was the daughter of Mary and Augustine Washington. Lewis established himself as a major planter, merchant, and tradesman in Fredericksburg and the surrounding Spotsylvania County. The Lewises built and operated a retail store, a wharf, and several warehouses on the Rappahannock River. Circa 1775, they built a substantial manor house on their property outside Fredericksburg. The house occupied a low ridge that overlooked the town of Fredericksburg to the east and the rolling hills of Spotsylvania County's rural countryside to the west. The imposing brick building

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 21

**Washington Avenue Historic District
Fredericksburg, Virginia**

incorporated very elaborate interior decorative plaster finishes. In addition to the main residence, the Lewis plantation complex incorporated several support buildings, including a laundry, a dairy, a meat house, several storehouses, slave quarters, and barns.¹

The Lewises' house stood within three (present-day) city blocks of the expanded town limit that was set in 1759. Fielding Lewis died in 1781, after making substantial contributions to the cause of the American Revolution by funding and overseeing the manufacturing of arms at the Fredericksburg Gunnery during the conflict. Betty Washington Lewis, and six children survived him.¹

Betty Washington Lewis was one of five children born to Mary Ball and Augustine Washington in 1708 at Epping Forest in Lancaster County, Virginia. Her parents moved to Spotsylvania County in 1738 and lived at Ferry Farm across the Rappahannock River from Fredericksburg. Mary Washington continued to live at Ferry Farm after Augustine's death in 1743. In her later years, she moved to Fredericksburg to be near her daughter, Betty Lewis. When she died in 1789, she was buried, at her request, at a spot not far from her daughter's house. It was located on a rocky outcropping on a ridge that overlooked the rural farmland of Spotsylvania County to the west. Local tradition states that this was where Mary Washington came to relax, to pray, and to meditate. After her death, it became known as "Meditation Rock," and was the subject of several postcard views during the early 20th century.

Betty Washington Lewis and her family remained at the family residence until 1796, when financial difficulties forced her to move to "Mill Brook" in Spotsylvania County where she died in 1797.

Kenmore and the First Mary Washington Monument, 1800-1840

John Lewis, Betty Washington Lewis's stepson, inherited the plantation where she and her husband had lived. He immediately sold it to James Maund. Maund held the property for only three years before selling it to Seth Barton in 1799. After Barton's death, his executors sold 200 acres of the original plantation, along with the mansion house, to Samuel Gordon of Falmouth, Virginia. The Gordon family used the former Lewis estate as their main residence and lived there for over forty years. They named the property "Kenmore" after their family seat, "Kenmuir" in Scotland, and established a family burial plot next to Mary Washington's grave.¹

A movement to memorialize Mary Washington as the mother of George Washington began as early as 1826, when Mary's step-great grandson, George Washington Parke Custis, wrote a short biography of Mary Washington that appeared in the *Washington National Gazette*. Other literary efforts boosted interest in memorializing Washington. After visiting Mary Washington's gravesite, the poet Lydia Howard Huntley wrote a poem that mourned the nation's neglect of the grave of such an important woman.¹

During the 1820s, a proposal to move Mary Washington's remains to her son George's Mount Vernon estate, sparked local protest and an alternative proposal was made to erect a memorial to Washington at her gravesite. George Washington Bassett, a grandnephew of Martha Washington, led the local movement to erect the monument. Through his efforts and those of other Fredericksburg citizens, between \$2,000 and \$3,000 was raised for the monument. However, the money was somehow lost, and the plan stalled.¹

In 1831, New Yorker Silas E. Burrows wrote to Fredericksburg's mayor volunteering to fund a Fredericksburg monument to Mary Washington, stating that he felt "a great interest that the ashes of this good American mother

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 22

**Washington Avenue Historic District
Fredericksburg, Virginia**

should remain where they are.”¹ The town accepted the proposal and Burrows hired an unidentified architect and sculptor to design and erect a marble monument. The design featured a miniature Greek temple set on a high pedestal to be crowned by a tall obelisk with a bust of George Washington at the top.

The cornerstone for the new monument was laid on 7 May 1833. President Andrew Jackson, benefactor Silas Burrows, and a large crowd of local citizens attended the ceremony. The base and temple portions of the monument were erected in the following months, but despite this promising start, the monument was never completed probably because Burrows suffered financial difficulties and was unable to pay for the remaining construction.¹

Fredericksburg Expands and Kenmore Retracts, 1851-1860

In 1851, the Fredericksburg city limits were again expanded to include substantial tracts of land lying north, south and west of town. Kenmore and the entire remaining Lewis estate were thus incorporated into the town boundaries. Inclusion within the town limits increased the value and desirability of the Kenmore land. In 1859, the Gordon family sold the Kenmore farm to Franklin Slaughter, a local real estate developer.¹ Slaughter had the property surveyed and subdivided into 53 variously sized lots. In the subdivision, the original Lewis House, by then commonly known as Kenmore, was left with only four acres surrounding the brick mansion house on Lot no. 38.² Slaughter sold the Kenmore house and lot to H.C. Harrison in 1860. In 1862, Slaughter succeeded in selling additional lots on the former Kenmore estate. Charles Miller purchased five lots south of Kenmore along Winchester Street between William Street and Lewis Street.³ Michael McDonnell bought lot number five; a five-acre parcel situated near Fredericksburg's present day Sunken Road and Monument Avenue.⁴

Lots number 18 through 45 of the Slaughter subdivision faced onto a newly planned avenue, designated “Washington Avenue.” The proposed new street was described on the subdivision plat as “An Avenue from Plank Road (now William Street) to Monument 150 feet wide with four rows of trees.”⁵ The monument referred to on the plat is the unfinished monument to Mary Washington that is depicted in its completed form on the map. Presumably, the origins of this avenue design lay in the 1833 plans for the first Mary Washington Monument; however, no documentation has been found to confirm this. The outbreak of Civil War interrupted the development of Washington Avenue, which would, for the next 30 years, exist only as a plan on paper.

Years of Battle and Occupation, 1862-1865

During the Civil War, Fredericksburg's location midway between the northern and southern capitals placed it in the midst of the conflict. Four separate battles were fought in and around the town. The Union and the Confederate forces experienced an almost unimaginable loss of troops and the town itself suffered severe damaged. The area now occupied by the residential district of Washington Avenue was, at the time of the war, composed of open land. Kenmore was the sole residence located there. The only other nearby structures were the unfinished Mary Washington Monument, the Gordon family cemetery nearby, and the City Cemetery plot that was located south of the brick mansion house. Kenmore was especially vulnerable at this location. The Confederate Army occupied a fortified ridge, named Marye's Heights for the Huguenot family that built Brompton, the impressive 18th century mansion that stood on the northern edge of the ridge. Marye's Heights overlooked Kenmore and the town beyond. When the Union Army attacked Marye's Heights in December 1862, Kenmore and the Mary Washington Monument were caught between the battling armies.⁶ Both were damaged during the fighting, but both remained standing.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 23

Washington Avenue Historic District
Fredericksburg, Virginia

Maps and the accounts of soldiers at the Battle of Fredericksburg indicate that the monument was a prominent landmark for both armies. Historian Gary Norman recounts how one Union officer described the position of his troops sent to secure the Kenmore area wrote that: "the 122nd Pennsylvania Volunteers deployed as skirmishers upon the Fall Hill road, between the two canals, above the city, and upon the crest of the ridge upon which stands Mrs. Washington's monument, and two companies of the 124th New York Volunteers were advanced in front of Kenmore mansion, supported by the 12th New Hampshire Volunteers.' Directly opposite the Federals, on the heights (where Mary Washington College is located today) was Major General Richard H. Anderson's division on the Confederate First Corps."⁷

Later records show that the low ridge where Washington Avenue now exists was the site of skirmishes between the two opposing forces in May 1863 during the second battle of Fredericksburg.⁸ Finally, one year later, during the Battle of the Wilderness that was waged west of Fredericksburg, the Kenmore property served as a hospital for wounded Union troops.⁹

Post War Years in Fredericksburg, 1866-1890

After the Civil War ended in 1865, Fredericksburg's building stock and economy were devastated. Recovery was slow and dramatic social, political and economic changes combined to alter both the character and development of the town. Most significant was the emancipation of African-American slaves and their resulting exodus from the South both during and immediately after the war. In addition, local financial resources, much of which was tied to the slave-based agricultural economy of the surrounding area, were exhausted. In place of local capital, there was an influx of northern investment capital. Together, these experiences significantly altered the social and political landscape of the town.

Prior to the war, a modest manufacturing industry had sprung up in Fredericksburg. Always an attractive location for milling due to the availability of water power, the number of industries increased after 1855 when the Rappahannock Navigation Company erected a crib dam that provided a reserve of water for powering mills and manufacturers. The former transportation canals leading around the falls of the Rappahannock were converted for use as a millrace that powered a number of mills along its course. These included several flour and gristmills, lumber mills, a cotton manufacturer, woolen mills, and a paper mill. The last of these, the Fredericksburg Paper Mill, began operating in December 1860. Started by a group of local investors, the mill stood at the northern end of what would later become Washington Avenue, near where the millrace and canal joined. By 1861 the mill was producing 2,000 pounds of paper per day and employed 20 people.¹⁰ The mill failed as a result of the Civil War and was left vacant for several years.

In 1867, a native New Yorker and entrepreneur, Levi Beardsley, purchased the Kenmore house and its four-acre lot (Lot no. 38), along with three adjacent parcels north of Kenmore (Lot no. 39). Beardsley and his family settled at Kenmore and made significant repairs to the war-damaged dwelling. He also purchased and rebuilt the former Fredericksburg Paper Mill property. He operated the mill for only three years before financial setbacks forced him to abandon the business. A failed political career in Virginia, along with his diminished fortune, induced Beardsley and his family to leave Fredericksburg around 1870. That year, the Kenmore property was auctioned off. The Beardsley family's investment in the property had improved it to such an extent that it was advertised in a local newspaper as "the most desirable and valuable residence in Fredericksburg."¹¹

In the first decade following the Civil War little new construction or residential expansion occurred in Fredericksburg. J.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 24

**Washington Avenue Historic District
Fredericksburg, Virginia**

Warren Slaughter, who acquired William Slaughter's Kenmore land holdings in 1862 after the latter was declared insane, experienced little success in selling and developing the lots of Slaughter's subdivision. In 1875, Slaughter sold Lots number 18 through 25, a total of nine acres of land located on the west side of the proposed Washington Avenue. The purchaser was George W. Shepherd, Sr., a locally prominent businessman and civic leader. In 1888, Shepherd also purchased Lot number 25 which contained the unfinished Mary Washington Monument and the Gordon family cemetery that was still held by the Gordon family. Both purchases reflected the growing desirability of the lots that faced the planned avenue. Located in close proximity to the center of town, situated on a ridge above the river bottom, and associated with several of the town's famous former residents, the area was considered a prime location for future development.

By the 1880s, opportunities for growth in Fredericksburg were expanding. The town's leaders and businessmen were focused on rebuilding and improving the town through commercial, industrial, and residential development. New residential development west of the central business district commenced in the late 1880s. An 1888 editorial that appeared in a local newspaper presented the Kenmore area as an example of the burgeoning growth taking place:

"This ground five years ago contained three dwellings... leaving a blank piece of ground about 50 yards square, which was used as a ball field and play ground... To-day there are standing on this ground forty-three neat, new dwellings, all of which are occupied, or rented. Several other new houses are now being erected."¹²

The described construction occurred, for the most part, to the north and south of the Kenmore block on the east side of Washington Avenue. The blocks located east of Kenmore were slowly building up with a variety of residences. Due to its proximity to the commercial center, this portion of the town developed into one of the premier residential districts.

Interest in the lots surrounding the Kenmore block grew as residential development moved steadily westward toward Washington Avenue. In 1890, William Seymour White and his partner Albert G. Botts purchased lots number 39 and 40 of the old Slaughter subdivision. That same year, White, along with several other investors, including Maurice B. Rowe a locally prominent businessman, incorporated the Fredericksburg Development Company. The company purchased large tracts of land in different quadrants of the town and in the surrounding county. The smallest of their landholdings and the tract closest to the center of town was a group of parcels located along the proposed Washington Avenue. The original two lots purchased from the Kenmore farm, Lots 39 and 40, were quickly subdivided into 28 residential lots. The development company bought an additional 80-foot strip of land south of these lots from William Key Howard, then owner of the Kenmore mansion. This strip allowed for the opening of Fauquier Street between Winchester Street and Washington Avenue.

While the investors of the Fredericksburg Development Company were planning a residential subdivision along Washington Avenue, a renewed movement to complete the unfinished and damaged Mary Washington Monument arose.

Monuments, Preservation, and Civic Improvements: Fredericksburg Women and Washington Avenue, 1866-1894

Fredericksburg's extensive history of women-led movements focused on erecting memorials, making civic improvements, and preserving the town's heritage began after the Civil War when a group of Fredericksburg women

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 25

**Washington Avenue Historic District
Fredericksburg, Virginia**

organized the Ladies' Memorial Association to rebury the thousands of Confederate soldiers who had been buried in graves that were scattered across the Fredericksburg area's battlefields. Formed in 1866 under the leadership of its founder and president, Mrs. Frances Seymour White, the Association raised funds, and in 1867, purchased a tract of land adjacent to the City Cemetery on Washington Avenue south of Kenmore. Over 2,000 Confederate soldiers were buried there. In 1884, the Ladies' Memorial Association erected a monument in the cemetery dedicated to the soldiers.

Out of this early movement grew a number of women's organizations dedicated to preserving and memorializing the town's heritage. One, the Fredericksburg Mary Washington Memorial Association (MWMA), formed in 1889. Their goal was to complete the unfinished monument to George Washington's mother.

The activities of the Ladies' Memorial Association in Fredericksburg were a part of a nationwide commemorative movement begun after the Civil War. The movement, especially strong in the South, developed in response to the devastation and human loss caused by the war. It focused on establishing cemeteries and monuments to honor the nation's war heroes. In the Southern states, this meant establishing Confederate cemeteries and memorials to Confederate war heroes. The erection of Confederate monuments and memorials throughout Virginia and the South gained momentum in the 1880s, as the region's many war-ravaged towns and cities attempted to rebuild, both physically and psychologically. By the 1920s, nearly every county seat and substantial town in the South had its own monument to the Confederate dead.

Beginning in the 1880s, civic and business leaders throughout the South called for a remaking of their cities and towns. They proposed that southern communities abandon their historic reliance on agriculture, and develop new industries, commercial links, and financial institutions that would lead them to wealth and prosperity. As part of this movement, many cities adopted civic and cultural improvements as symbols of their renewed and expanding communities.¹³ Monumental sculpture, parks, landscaping, and upgraded infrastructure were all part of the civic improvements made to various southern towns and cities.

In the last decade of the 19th century, at the same time that the South's financially depressed communities were experiencing an economic recovery, an aesthetic and social movement focused on cities and their infrastructure began to take shape. Influenced both by a renewed interest in the nation's origins that flowered following the 1876 Centennial Exhibition in Philadelphia, and by the drive to establish a distinctly American cultural identity associated with the "American Renaissance", the City Beautiful Movement was the culmination of a series of 19th century advances in urban development. These included improvements in urban sanitation and renewed national interest with aesthetic concerns and civic projects.

Renewed efforts to finish the Mary Washington Monument began in the 1870s. In 1874, Congress established a plan to complete the unfinished monument to George Washington that had been started in the nation's capital in 1844. A committee was appointed to direct the completion of the monument. This committee was also charged with considering and reporting on the condition of the Mary Washington Monument in Fredericksburg, Virginia. In June of 1874, a government engineer visited Fredericksburg and examined the monument. His report recorded that the structure was considerably damaged, and recommended that the monument be rebuilt in its entirety instead of repairing it. He estimated the cost of reconstruction to be \$12,000. Although the monument committee drafted a bill to appropriate the needed funds, it failed to secure any appropriation.¹⁴

In 1878, 1882, and again in 1884, advocates pressed Congress for money to rebuild the monument to Mary

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 26

Washington Avenue Historic District
Fredericksburg, Virginia

Washington. However, all attempts failed.¹⁵ In 1889, a local land dispute arose in Fredericksburg that caused a public uproar over the status of the monument. Subsequent media coverage garnered national attention and spurred on what had been, until then, a mostly local project.

In February 1889, George W. Shepherd, Sr., who had purchased all of the Kenmore lots along the west side of Washington Avenue between the Confederate Cemetery and the unfinished Mary Washington Monument between 1875 and 1888, issued a 60-day option to purchase the lots to a pair of local real estate agents by the names of Joseph W. Colbert and William F. Kirtley. Shepherd's Lot number 25 contained the unfinished remains of the 1838 monument to Mary Washington, as well as the burial lot of the Gordon family of Kenmore. In a ploy to draw attention to the unfinished and ignoble state of Mary's monument, Colbert and Kirtley advertised a public auction to be held on March 5, 1889 with the purpose of selling "the Grave of Mary, The Mother of General George Washington."¹⁶ Public outrage over the proposal prompted Shepherd to deny that he even owned the grave and monument. Fredericksburg residents decrying Colbert and Kirtley's actions asserted that they, the local citizens, "have an indisputable right and power to protect this sacred soil [of Mary Washington's grave site]."¹⁷

After exchanges with Shepherd in the local newspaper, Colbert and Kirtley filed a lawsuit against Shepherd charging him with libel. The suit was eventually decided in Shepherd's favor in January 1890. However, the extensive press coverage of the dispute in both local and national newspapers brought attention from prominent citizens in both Fredericksburg and in Washington, DC.

In Fredericksburg, a group of women led by Frances B. Goolrick and Agnes Smith formed the Fredericksburg MWMA. Chartered in November 1889, the association was organized to raise money to erect a new monument at Mary Washington's grave. Goolrick was the daughter of Mrs. Frances Seymour White, the founder of the Ladies Memorial Association that had created the Confederate Cemetery in 1867. Goolrick had served for 11 year as president of the Ladies Memorial Association after her mother stepped down. She oversaw the completion of a monument to the Confederate dead that was erected in the cemetery in 1884.¹⁸

In June 1889, Margaret Hetzel of Fairfax County, Virginia formed a National MWMA in Washington, DC. Hetzel, who was widowed during the Mexican-American War in 1847, had gained extensive organizational experience working with Congress in obtaining pensions for widows of army officers. Taking up the cause of the Mary Washington Memorial, she quickly obtained the support of *Washington Post* editor, Frank Hatton, who managed to raise nearly \$1,000 for the memorial through solicitation. Hetzel also recruited several prominent Washington women, including Amelia C. Waite, widow of former Chief Justice Morrison R. Waite. The organization was incorporated in February 1890 with Waite as president and Hetzel as secretary. The trustees included President Benjamin Harrison, Chief Justice Melville Weston Fuller, and Virginia's Governor Philip W. McKinney. Its executive committee was also composed of prominent Washingtonians with ties to Virginia including Elizabeth Blair Lee, Matilda W. Emory, and Maude Lee Davidge.¹⁹

Both the national and local memorial associations raised funds by holding social functions, bazaars, and educational programs. They also spawned satellite associations in several states where a series of "Colonial Balls" were held to raise funds for the monument. Several of these statewide groups were headed by wives of U. S. senators.²⁰ The cause also benefited from the support of other memorial and preservation societies. Among these was national organization of the Daughters of the American Revolution (DAR) that took up the cause as its first project after it was founded in October 1890.²¹

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 27

**Washington Avenue Historic District
Fredericksburg, Virginia**

In addition, several of Mary Washington's descendants and at least one prominent journalist championed the cause. The writer Mary Virginia Hawes Terhune who edited and wrote for the popular *Home-Maker* magazine under her pen name Marion Harland, promoted the reconstruction of the Mary Washington Monument by soliciting donations from her readers. She also researched and lectured on the life of Mary Washington, and, in 1892, published a book titled *The Story of Mary Washington*.²²

On January 24, 1890, one day after George W. Shepherd, Sr. was exonerated in the libel suit brought against him, he deeded the lot that contained the unfinished Mary Washington Monument to the Fredericksburg Mary Washington Memorial Association. In May 1890, Mary E. O' Bannon, the owner of lots 26 and 27 on the Slaughter Subdivision plat, conveyed these adjacent parcels to the local association. In February 1891, the local association transferred title to all three parcels to the National MWMA with the caveat that construction on the memorial would commence within three years or the land would be returned to the local Fredericksburg group.²³

By March of 1890, the local society had raised around \$500 (the equivalent to nearly \$10,000 today) for the memorial. They held an elaborate four-day bazaar at the Fredericksburg Opera House in April of that year. The event included a theatrical play, a "Mary Washington tea party and a minuet danced by ten couples."²⁴

National MWMA president Amelia Waite took charge of finding a suitable architect for the new monument in 1892. Three designs were considered and in December 1892, the trustees selected the entry of William J. Crawford of John Crawford and Son from Buffalo, New York. The estimated cost of the granite monument was \$11,000. It consisted of a plain 30-foot tall obelisk set on a tiered base. The words "Mary The Mother of Washington" appeared in relief on the front face, with the lines "Erected by her Country-Women" carved on the rear. Although Fredericksburg residents, the Fredericksburg MWMA, and the national group, disagreed about the design of the monument, the latter organization eventually prevailed.

Another controversial issue debated by the two associations was the treatment of the remains of the first monument. The Fredericksburg members wished to preserve the old structure in place, while the national association made plans to remove it and have miniature models of the new monument carved out of the marble and sold to raise additional funds. A compromise was eventually reached. The old marble monument was dismantled, and the four corner columns that adorned the base were donated to four separate entities. One column went to the Mary Washington House in Fredericksburg, which had recently been preserved by the Association for the Preservation of Virginia Antiquities (APVA), one was deposited at Kenmore, the home of Mary's daughter Betty Lewis, another was given to the Fredericksburg Masonic Lodge, and the last was sent to the Buffalo, New York Historical Society. The remaining structure of the old monument was broken up and scenes depicting both the old and the new monument were painted on the pieces. These scenes were sold to raise funds. As mementoes they served to memorialize the organizations' efforts to renew the monument.²⁵

On October 21, 1893, the Fredericksburg MWMA laid the cornerstone for the new monument. The base was complete by late fall, and the contractor erected the obelisk in December. The partnered associations planned an elaborate dedication ceremony and several associated events to be held on May 10, 1894. In preparation for the event, the editors of the local Fredericksburg newspaper, *The Daily Star*, urged citizens and municipal agencies alike to "immediately go to work putting the city in good condition that it may... reflect honor upon the historical town, where sleep the ashes of this noble woman."²⁶

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 28

**Washington Avenue Historic District
Fredericksburg, Virginia**

On May 10, 1894, the festivities commenced with a parade that included a group of 10 young women on horseback, the U.S. Marine Corps band, and an array of local, state, and national dignitaries. The event was attended by the officers of both the local and national MWMA, by President Grover Cleveland and Vice-President Adlai Stevenson, by Fredericksburg's mayor, A.P. Rowe, by Virginia governor Charles T. O'Ferrall, and by an array of presidential cabinet members. Several thousand citizens were also in attendance, as were a number of Washington and Ball family descendents. A number of the dignitaries gave speeches, including the President and Vice-President, the Governor, Virginia Senator John Warwick, and Mary Washington descendant Lawrence Washington. Despite the Memorial Associations' pivotal role in constructing the new monument, none of its officers or members spoke; indeed, there were no female speakers at the dedication. Instead, the Fredericksburg MWMA asked Governor O'Ferrall to read the group's resolution of thanks to the national organization, to their first president, Agnes Smith, to the editor of the *Washington Post*, and to writer and editor, Mary Terhune. The dedication was followed by a series of festivities including a banquet, a tour of the Mary Washington House, and a formal ball.²⁷

Washington Avenue Becomes A Premier Residential District, 1890-1906

Like many land improvement companies chartered in the early 1890s, the experience of the Fredericksburg Development Company (FDC) was a tumultuous one. The economic depression that gripped the nation in 1893 prompted the failure of many real estate development ventures. In Fredericksburg, the FDC found it difficult to remain in business when its numerous creditors proved unable to pay their debts. Despite this, the small residential enclave that the FDC laid out on Washington Avenue eventually succeeded.

When the FDC incorporated in 1890, it did so under the directorship of Maurice B. Rowe, president; James Pinnell, vice-president; Peter V.D. Conway, treasurer; and William Seymour White, Secretary. The incorporation papers list the company's activities as the "buying and selling [of] land, bonds, stocks, establishing [of] manufactories and other industrial enterprises, and generally developing the section of county adjacent to Fredericksburg."²⁸ The FDC's initial capitalization was one million dollars that were divided into shares of \$100 each.²⁹

Between 1890 and 1891, the company purchased large tracts of land in and around the town of Fredericksburg. They hired the Norfolk, Virginia engineering firm of von Schon & Garner to survey their land and to prepare a plat. The plat divided the land into several residential subdivisions that contained over 1000 lots on 178 residential blocks.³⁰ Part of the land purchased by the development company was nine acres on the west side of Washington Avenue that George W. Shepherd, Sr. had purchased in 1875 from J. Warren Slaughter's trustees. In September 1891, this property was transferred to the FDC.

In October, the company held its first public sale of more than 1000 lots. The lots along Washington Avenue proved the most popular. They were the first to sell, and purchasers paid premium prices ranging from \$325 to \$900 per lot. George W. Shepherd, Sr. purchased many of these. He bought 16 lots for a total of nearly \$12,000 (about \$220,000 today). Other buyers at the sale included a significant number of non-local investors, including the Governor of Virginia, Phillip Watkins McKinney, and Senator H. Clay Thomas of North Carolina.³¹

Investors desired the lots along the avenue not only for their proximity to the town's commercial center, but also for their inherent prestige. At the same time that the FDC was promoting its newly laid out residential subdivisions, plans were underway to erect a new monument to Mary Washington at the northern end of the planned Washington Avenue. Burgeoning local and national pride among Fredericksburg's citizens transformed Mary Washington's grave into a

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 29

**Washington Avenue Historic District
Fredericksburg, Virginia**

shrine reflective of the town's rebirth and redefinition of itself after the Civil War.

As in many large and small cities across the nation, this premier residential district developed on the city's periphery during a period of social and economic upheaval, as commerce replaced agriculture as the economic staple. The city's business and civic leaders populated the new residential districts that dotted the nation's expanding urban areas. These citizens acted as the town's most vociferous boosters, both in commerce and in public enhancement. They advocated new industry and commerce, expanded municipal services, and the creation of civic art in the form of memorials, monuments, parks, and designed public spaces. The last of these, civic art, encompassed a general desire to improve urban aesthetics in their cities, and to create places that both reflected and promoted their ideals.

The local citizens who established the FDC were just such civic and business leaders in Fredericksburg. In the decades following the Civil War, they worked to expand commerce in the town. They founded organizations focused on improving and modernizing Fredericksburg and advocated the expansion of public services. For example, the vice-president of the FDC, William Seymour White and his wife Francis Seymour White, led numerous civic projects and commercial enterprises. Mr. White was the editor of *The Free Lance* newspaper, and purchased the *Daily & Southwest Star* in 1896. That year, he was elected mayor of Fredericksburg and served until his death in 1897. He served as a trustee of the Fredericksburg Cemetery and as a member of the local library association, the newly created building and loan association in 1889, the telephone committee in 1891, and on the chamber of commerce committee. Frances Seymour White initiated and led many civic projects. Among the most significant of these were the formation of Fredericksburg's official Confederate Cemetery and the founding of Fredericksburg's Mary Washington Hospital.

The FDC's president, Maurice B. Rowe, was also a prominent Fredericksburg businessman and civic leader. Rowe was an officer of the Progressive Machine Works in Fredericksburg and a charter member of the local chapter of the Society for the Prevention of Cruelty to Animals (SPCA), and a member of the Battlefield Park Commission.

Peter V.D. Conway, another FDC officer and businessman, also took part in numerous civic activities. He served as a member of the Mary Washington Memorial Committee when it was established in 1889. He was an active member of the Fredericksburg Building & Loan Association, the Mechanics Association, and a one-time political candidate.

Although planned for as early as 1862, Washington Avenue remained only a plan on paper until the last decade of the 19th century. The Slaughter plat, dated 1862, illustrates a 150-foot wide avenue that stretched from present-day William Street to the old Mary Washington Monument. Despite this optimistic plan, in 1881 when the City Council ordered Washington Avenue opened as a public street, the roadway was built at only 60 feet in width. In 1890, efforts to rebuild the Mary Washington Monument and pressure from real estate development sparked public interest in finally realizing the plan for a grand avenue leading from Commerce Street (William Street today) to the monument. The argument was that this would create a formal processional approach to the monument from Commerce Street, the main western entrance to the town.

In January 1890, the Fredericksburg City Council ordered a survey conducted of Washington Avenue to determine its official width and to report on the possibility of widening it to 150 feet. The resulting plat shows that the avenue was, at that time, only 60 feet wide, and that it jogged awkwardly at its intersection with Lewis Street. The only buildings located along the avenue were located on the east side between Amelia and Lewis Streets. The plat also indicated that, in order to realize the 150-foot width, an additional 90 feet of width would be necessary along the east side of the

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 30

**Washington Avenue Historic District
Fredericksburg, Virginia**

avenue between Commerce and Lewis Streets, and another 90 feet of width on the west side of the existing avenue between Lewis Street and Pitt Street.³²

The Fredericksburg Development Company backed the construction of the 150-foot wide avenue. Therefore, the company offered to donate the necessary 90-foot wide strip of land along the eastern border of its lots for construction of the avenue. However, difficulties arose when the owners of lots along the east side of the proposed avenue between Commerce and Lewis Streets, who had already erected several structures on the avenue, resisted the widening. In order to build the avenue, these buildings would need to be demolished.

In March 1891, the City Council's Streets Committee investigated the legal status of Washington Avenue. The question posed was whether the avenue was legally a 150-foot wide public street, or if the city only had a right-of-way of 60 feet. In September 1891, after obtaining a legal opinion on the matter, the City entered into a friendly suit to resolve the issue. Apparently, the issue was not resolved, and the case was ordered dismissed one year later.³³ The result was the opening of Washington Avenue to the full 150-foot right-of-way only between Lewis Street and the Mary Washington Monument. The stretch of avenue between present-day William Street and Lewis remains only 60 feet wide.

Development of the FDC's Washington Avenue lots was slow. Despite the obvious excitement and competitive bidding for lots along the avenue, construction of houses lagged. The unresolved issue of the street's ultimate width and the company's financial difficulties stalled any improvements to the avenue that remained a poorly defined dirt track for several years after the company's organization in 1890. By 1893, the issue of the avenue's width was decided, and the FDC had moved forward to dedicate several public streets. In November 1893, at the request of the FDC, the City Council dedicated the streets that now exist along the Washington Avenue Mall. These included Washington Avenue itself and seven additional streets that extended off the avenue, including extensions to Lewis, Pitt, and Hawke Streets, along with four new short street segments named Cornell, Russell, Parsons (Piersons), and Hitchcock Streets.³⁴

The first houses erected along Washington Avenue were located on the east side where individual private owners held the properties. Around 1890, William Seymour White, secretary of the Fredericksburg Development Company built a dwelling on the northern end of the avenue at the corner of Washington Avenue and Pitt Street at what is now 1411 Washington Avenue. In 1909, the house was moved to 1308 Winchester Street where it now stands. In 1891, the second house was built for W.T. Mills at 1301 Washington Avenue.³⁵ Despite these early pioneers, residential construction along the avenue would not take off until the last four years of the century.

In 1893, a serious economic downturn struck the nation. The collapse of numerous banks severely curtailed commercial expansion in Fredericksburg. As a result, little construction was undertaken for several years. The depression seriously impaired the finances of the FDC. The company eventually had to divest and sell all of its lots. With no other buyers, several FDC officers ended up purchasing large numbers of lots.³⁶

After 1894, construction along Washington Avenue did begin again. That year, the National MWMA decided to erect a caretaker's house on their property just south of the monument. Occupied by the monument's first caretaker and president of the local Mary Washington Memorial Association, Frances Goolrick, the eclectic stone cottage known as "The Lodge" was completed in 1896.³⁷ Seven more residences were begun or completed between 1896 and 1898. One, at 1208 Washington Avenue, was built for Samuel W. Somerville, President of the Fredericksburg College that

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 31

**Washington Avenue Historic District
Fredericksburg, Virginia**

was then located a few blocks away on Lewis and Prince Edward Streets. In 1896, a house was built at 1404 Washington Avenue for W.A. Bell, the founder of Bell's Furniture in Fredericksburg. The widowed Mrs. J. Horace Lacy, formerly of Chatham Plantation across the Rappahannock River, built a house for herself at 1403 Washington Avenue the same year. In 1913, Mrs. Mary Eckenrode, whose son, Hamilton James Eckenrode, Jr, became the official state historian of Virginia, purchased the house. Between 1897 and 1898, Colonel E.D. Cole erected a residence for himself at 1408 Washington Avenue and a house for his daughter next door at 1406 Washington Avenue. Cole owned the E.D. Cole Coal & Lumber Store, was a real estate developer, and a civic activist. In 1898, W.N. Blake, partner in the Fredericksburg Milling Company, joined the residents of Washington Avenue when he moved into his new house at 1306 Washington Avenue.³⁸

Between 1903 and 1912, a second wave of building occurred along Washington Avenue. During this period property owners erected twelve dwellings along the street, and nearly filled in all the open lots there. Again, the owners and occupants of these houses belonged to the social and economic elite of Fredericksburg. Among them were J. McCalla Boulware (1204 Washington Avenue, 1903) and his son D. Jackson Boulware (1302 Washington Ave., 1907), co-owner of a major feed and grain business in town; Charles W. Edrington, who held the office of City Sergeant; Joseph Goldsmith, owner of a local clothing store; A.P. Rowe, manager of the local newspaper the *Free Lance-Star* and the city's tax collector for many years; Granville R. Swift, who served as Fredericksburg Commonwealth's Attorney and as a local delegate to the Virginia General Assembly; George W. Shepherd, Jr., son of the original owner of many of the Washington Avenue lots and a local bank president; and William "Buck" Peden, a lumber dealer and owner of a pickle manufactory.³⁹ The final four houses on Washington Avenue were erected between 1916 and 1951, one in 1916, two in the 1920s, and the last in 1951.

The first map that depicts the formal layout of the avenue appeared in a deed recorded in 1908. The map, titled "Diagram Showing Established Grades, Washington Avenue, Fredericksburg, Virginia" is dated April 30, 1906.⁴⁰ The document illustrates a formal design for the roadway that breaks the 150-foot wide thoroughfare into two parallel roadways separated by a series of oblong medians. One of the medians contains the Mercer Monument surrounded by a series of walkways. The walkways form a circle flanked by two half circles that extend around the statue. In addition, two linear walkways run east to west between the parallel roadways just north and south of the Monument. This formal arrangement is typical of the Beaux Arts classical tradition of the period. While the arrangement depicted on the 1906 plat map differs slightly from the avenue as it was finally constructed, the formal design elements remain the same and serve to create the impression of a grand ceremonial avenue.

The avenue has been variously referred to as "Washington Avenue" and as "Mary Washington Avenue" throughout the course of its existence. Nineteenth and early 20th century maps of Fredericksburg label the street "Washington Avenue," and most of the early records of the City Council reference "Washington Avenue" leading to Mary Washington's grave. However, occasional uses of "Mary Washington Avenue" indicate that the names were used interchangeably.

20th Century Monuments

The erection of a second monument on Washington Avenue in 1906 encouraged the final residential building boom, and directly influenced the final improvements made to the avenue itself. A monument to Revolutionary War hero General Hugh Mercer (1721-1777) had been conceived shortly after his death at the battle of Princeton in 1777.⁴¹ The next year, the U.S. Congress appropriated \$5,000 to build a monument in Mercer's honor in his hometown of

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 32

**Washington Avenue Historic District
Fredericksburg, Virginia**

Fredericksburg, Virginia. However, the planned monument was never constructed. More than a century later, in 1892, Congress again appropriated money for the monument, this time \$25,000, an amount equal to two-thirds of the interest accumulated on the original \$5,000 appropriation. Despite the availability of funds, Congress did not authorize construction of the monument until 1902. A seven-member committee of local citizens, led by Fredericksburg's mayor, was appointed to select a sculptor and a suitable site.⁴²

In 1904, the committee selected the celebrated Richmond sculptor, Edward V. Valentine, to design the statue. Valentine was a prolific sculptor, known for his monumental works including the Jefferson Davis Monument installed on Richmond's Monument Avenue in 1907. The U.S. Secretary of War, Elihu Root, and a War Department engineer named F.F. Gillum oversaw construction of the monument. Several prominent Fredericksburg residents served on the Mercer Monument Committee. Among them were at least two Washington Avenue residents, the committee's chairman, Colonel E.D. Cole, and its secretary, A.P. Rowe. The city of Fredericksburg deeded the land upon which the monument was to be erected to the U.S. Secretary of War on July 20, 1905. Construction on the monument's base began in September of that year. The standing bronze statue of Hugh Mercer was mounted on the base on February 3, 1906.⁴³

Although the War Department and Mercer Monument Committee began plans for an elaborate dedication ceremony, the date was delayed several times, and eventually the plans were abandoned. Thus, the monument to Hugh Mercer that stands today on Washington Avenue was not officially dedicated until April 21, 1987 in a ceremony sponsored by the city of Fredericksburg and the General Hugh Mercer Chapter of the Sons of the American Revolution.⁴⁴

In April 1929, a second memorial to a Revolutionary War hero was dedicated on Washington Avenue. The simple stone memorial emblazoned with a brass plaque honors George Rogers Clark (1752-1818), a surveyor, explorer, and general during the Revolutionary War. Clark is best known for his victories in the western territories where he effectively expelled British colonial rule. He also founded the town of Louisville and succeeded in having Virginia declare the Kentucky frontier to be a Virginia county, thus providing protection and legal status to the frontier settlers. Clark and his Revolutionary War victories are now commemorated at the George Rogers Clark National Historical Park in Vincennes, Indiana. The memorial, which consists of a rough-cut stone set at ground level and emblazoned with an engraved brass plaque, sits at the center of the circular median/island located at the southern end of Washington Avenue.

The last of the monuments and memorials to be placed on Washington Avenue was the Thomas Jefferson Religious Freedom Monument. This square stone shaft with inset plaques was originally erected in 1932 on George Street near Fredericksburg's Maury School. In January 1977, the monument was moved to the northern end of the Washington Avenue Mall, its present location.⁴⁵ The monument commemorates a meeting of a group of Virginians charged with revising colonial laws. Held on January 13, 1777 at Weedon's Tavern in Fredericksburg and attended by Thomas Jefferson, George Mason, George Wythe, Thomas Ludwell Lee, and Edmund Pendleton, the meeting resulted in the drafting of the Virginia Statute for Religious Freedom. The statute established the principle that "no man shall suffer on account of his religious opinions or beliefs." The same language was later incorporated into the U.S. Constitution as the First Amendment of the Bill of Rights.⁴⁶

Washington Avenue after 1920

The theme of commemoration and community activism continued to appear on Washington Avenue's after its initial

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 33

**Washington Avenue Historic District
Fredericksburg, Virginia**

development. During the 1920s, one early and now famous preservation battle took place on the avenue. By the early 1920s, the Kenmore Mansion and surrounding land had changed hands yet again. Local architect and builder, E.G. "Peck" Heflin, bought the property and proceeded to make plans to subdivide the land into fifteen 50-foot wide lots, and to either demolish or convert the mansion house into rental apartments. He named the development "Kenmore Court," advertised it in the local papers, and planned to construct at least six speculative houses ranging from six to eight rooms each and being variously finished in brick, stucco, and wood siding. Heflin constructed one eight-room brick residence on lot six of his Kenmore subdivision. He also sold two lots facing Winchester Street to private individuals who erected new houses there in the 1920s.⁴⁷

Vivian Minor Fleming, former president of the local Mary Washington Memorial Association and acting president of the Washington-Lewis Chapter of the Daughters of the American Revolution (DAR), organized a group of Fredericksburg women with the goal of preserving Kenmore. Initially formed under the auspices of the DAR, the group was later incorporated as the Kenmore Association. In 1929, the group succeeded in securing a purchase option from Heflin, and within three years raised nearly \$30,000 to buy the house and surrounding two acres.⁴⁸ The association, now George Washington's Fredericksburg Foundation, opened the house as a museum and continues to preserve and restore the property. In 1929, the association asked the Garden Club of Virginia to restore the gardens. Through its work at Kenmore, the Garden Club established the annual Virginia Garden Week that continues today.⁴⁹

Historic preservation was once again an issue on Washington Avenue in the 1970s when the Mary Washington Memorial caretaker's lodge at 1500 Washington Avenue was threatened. Until 1964, the National MWMA retained possession of the Washington Avenue property and maintained the house and grounds thereon. In 1964, the Fredericksburg Mary Washington Memorial Association claimed rights to the property, since the original deed of conveyance from the local association to the national group was lost. Subsequently, the national group sued the local association. A settlement was eventually reached in 1966. The settlement required that both groups enter into a joint deed to convey the disputed property to the City of Fredericksburg with the stipulation that the city continue its use as a park and memorial, and that an advisory committee be formed to consult with city officials on matters pertaining to the maintenance and preservation of the property.⁵⁰ Following its acquisition of the property, the city rented the Mary Washington Lodge as a residence for several years. However, escalating maintenance costs on the 100-year old building prompted the city to consider selling it.⁵¹

In 1979, in order to save the house from sale to a private owner, the Kenmore Association entered into an agreement with the city in which the city leases the property to the Kenmore Association for \$1 a year in exchange for the association paying for its initial renovation and all subsequent repairs. Since this agreement was reached, the house has been used as a conference facility and as the residence of the Kenmore Association's director.⁵²

Washington Avenue has also continued to provide upscale housing for Fredericksburg's elite. A number of prominent persons have occupied the houses lining the avenue. These include noted poet Florence Dickinson Stearns who moved to the dwelling at 1309 Washington Avenue with her husband, grain dealer Franklin Stearns, in 1920.

Washington Avenue has changed very little since its establishment as a monumental avenue and premier residential district in the early years of the 20th century. The landscape is still defined by the formal arrangement of roadways, the grassy medians, rows of trees, and the memorial program of monuments standing along the avenue. This landscape of eclectic late-19th and early-20th-century residential architecture, grand monuments, and preserved relics of Fredericksburg's 18th-century past, continues to illustrate the complex changes that took place in this southern town

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 34

**Washington Avenue Historic District
Fredericksburg, Virginia**

after the Civil War. The activities that created Washington Avenue reflect both nostalgic and patriotic motives and Fredericksburg's 20th-century drive for economic and civic improvement.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 35

Washington Avenue Historic District
Fredericksburg, Virginia

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- ² "A Plan of Kenmore Farm on a Scale of 250 feet to the Inch," William Slaughter, Surveyor, October 1862; filed in Fredericksburg Map & Plat Book no. 1.
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- ⁶ City of Fredericksburg, Office of Planning and Community Development, "Historic Growth and Development, Fredericksburg Old and Historic District Handbook," [Online.] <http://departments.mwc.edu/hipr/www/Fred/toc.htm>, 1998, 2001 and Eastern National Park & Monument Association, "Fredericksburg Battlefield, Self Guided Tour," brochure, n.d.
- ⁷ Gary Norman, *A Civil War Walking Tour of Kenmore Plantation and Washington Avenue*, [Online] <http://www.nps.gov/frsp/kenmore.htm>, p. 2.
- ⁸ *Ibid.*, p. 4.
- ⁹ J. Gary Norman, and Edgar R. Hon, "Kenmore's Yankees: The Beardsleys in Fredericksburg," *The Journal of Fredericksburg History* (Volume 2, 1997) p. 61.
- ¹⁰ Pockriss, Peter, "Mill Sites and Water Power: Walking Tours Through Historic Fredericksburg," brochure, n.d.
- ¹¹ Quoted in HFFI, p. 14.
- ¹² "Kenmore - Our City Generally," *The Fredericksburg Star*, 4 August 1888: p. 3.
- ¹³ Richard Guy Wilson, "Monument Avenue, Richmond, Virginia," in *The Grand American Avenue, 1850-1920*, Jan Cigliano, et al., eds., Washington, DC: The Octagon, 1994, pp. 260-262.
- ¹⁴ Melissa Plotkin, "'Long Hast Thou Slept Unnoted': The Mary Washington Monument," *Virginia Cavalcade*, Summer 1995, p. 29.
- ¹⁵ *Ibid.*, p. 29.
- ¹⁶ Quoted in Plotkin, p. 29.
- ¹⁷ Quoted in Plotkin, p. 30.
- ¹⁸ John T. Goolrick, *Historic Fredericksburg: The Story of an Old Town* (Richmond, VA: Whittet & Shepperson, 1922) pp. 126-128.
- ¹⁹ Plotkin, p. 30.
- ²⁰ Plotkin, p. 32.
- ²¹ "The Mary Washington Monument," *Fredericksburg Star*, 17 January 1891, p. 2.
- ²² Marion Harland. *The Story of Mary Washington*. [Boston and New York: Houghton, Mifflin and Company, 1893, c1892]. In addition to her biography of Mary Washington, Harland wrote dozens of other books during the late 19th and early 20th century.
- ²³ Plotkin, p. 32.
- ²⁴ "The M.W.M. Association," *The Fredericksburg Star*, 8 March 1890, p. 3.
- ²⁵ Plotkin, p. 33. Also, Ruth Coder Fitzgerald, "Some Significant Women of Fredericksburg, Stafford, and Spotsylvania, Virginia," In Hintz, Suzanne Steiner and Laura Daughtry Smart, compilers, *The Fredericksburg Connection: Selected Readings Tracing the History of Fredericksburg, and Stafford and Spotsylvania Counties* (Fredericksburg, VA: Historic Fredericksburg Foundation, Inc, 1980) pp. 63-66. The Mary Washington House was located at the northwest corner of Charles and Lewis Streets in Fredericksburg. In 1890, plans were made to sell the house, dismantle it, and move it to Chicago where it would be displayed as part of the World's Columbian Exposition of 1893. Two women, then living in the house, appealed to the president of the newly formed Association for the Preservation of Virginia Antiquities (APVA, formed 1888) for help in preserving the house. The president, Mrs. Joseph Bryan of Richmond, took up the cause and helped raised over \$4000 to purchase the house in October 1890. By March of 1891, a local APVA chapter, known as the Mary Washington Branch, had been formed in Fredericksburg to restore the house and open it as a house museum.
- ²⁶ "An Interesting Occasion," *The Daily Star*, 16 October 1893, p. 1.
- ²⁷ Plotkin, p. 34.
- ²⁸ Quoted in Edward Alvey, Jr., "The Streets of Fredericksburg," (Fredericksburg, VA: The Mary Washington College Foundation,

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 36

Washington Avenue Historic District
Fredericksburg, Virginia

Inc., 1978) p. 42.

²⁹ Alvey, p. 42.

³⁰ Von Schon & Garner, Map of the Property of the Fredericksburg Development Company, Fredericksburg, Virginia, 1891.

³¹ "Notes of the Drawing and Sale of the Fredericksburg Development Company," *The Free Lance*, 13 October 1891, p. 3.

³² Minutes of the Fredericksburg City Council, March 2, March 20, April 17, and April 22, 1891, Minute Books 1886-1891 (vol. 13) and 1891-1896 (vol. 14); and Embrey, *Abstracts of Fredericksburg Council Minutes 1796-1915*.

³³ Embrey, *Abstracts of Fredericksburg Council Minutes 1796-1915*.

³⁴ Embrey, *Abstracts of Fredericksburg Council Minutes 1796-1915*.

³⁵ John J. Johnson, "Mary Washington Avenue," In Hintz, Suzanne Steiner and Laura Daughtry Smart, compilers, *The Fredericksburg Connection: Selected Readings Tracing the History of Fredericksburg, and Stafford and Spotsylvania Counties* (Fredericksburg, VA: Historic Fredericksburg Foundation, Inc, 1980) pp. 136.

³⁶ Alvey, Jr., p. 43-44.

³⁷ Plotkin, p. 35.

³⁸ Barbara P. Willis and John N. Pearce, *Walking Tours Through Historic Fredericksburg*: "Washington Avenue" brochure, n.d.

³⁹ Willis and Pearce.

⁴⁰ "Diagram Showing Established Grades, Washington Avenue, Fredericksburg, Virginia" dated April 30, 1906, and recorded in City of Fredericksburg Deed Book MM, pp. 122-123.

⁴¹ A physician and a native of Aberdeen, Mercer emigrated from Scotland to Pennsylvania in the 1740s. During the French and Indian War, he fought with the local Pennsylvania militia, eventually rising to the rank of colonel in the forces of the Providence of Pennsylvania. After Britain won the war, he became commander of Fort DuQuesne. Here he became a close friend of Virginia colonel George Washington. Washington convinced Mercer to move to Fredericksburg, the town near Washington's boyhood home and where both his mother and sister still lived. When the American Revolution began, Mercer was commissioned as an officer in the Virginia forces and soon was promoted to the rank of brigadier general. He was with Washington at Valley Forge and fought with him at Trenton. In January 1777, he was killed while leading American forces during the battle of Princeton.

⁴² Lois L. Hodge, "Unveiling That Never Was," *The Times Magazine*, March 1986, Included in *Hugh Mercer's Statue: Its History of Sculpture, Installation and Dedication*, Compiled by Lois L. Hodge, 1987.

⁴³ Lois L. Hodge, "Unveiling That Never Was."

⁴⁴ Lois L. Hodge, "Unveiling That Never Was."

⁴⁵ Willis and Pearce.

⁴⁶ Willis and Pearce.

⁴⁷ Advertisement for "Kenmore Court, Property of E.G. Heflin" dated April 19, 1922; copied from George Washington's Fredericksburg Foundation archival files. Of the three houses built on the Kenmore block during the early 1920s, two remain standing. The house at 605 Lewis Street, built by "Peck" Heflin and the house at 1200 Winchester Street, are both now owned by George Washington's Fredericksburg Foundation that operates Kenmore.

⁴⁸ Fitzgerald, "Some Significant Women of Fredericksburg, Stafford, and Spotsylvania, Virginia," pp. 63-66.

⁴⁹ Willis and Pearce.

⁵⁰ Deed dated June 25, 1966, Recorded in City of Fredericksburg Deed Book 131, p. 500.

⁵¹ "City May Sell Lodge Next to Monument," *The Free-Lance Star*, 21 June 1978, p. 14; and "New Life Begins For a Caretaker's Cottage," *The Free-Lance Star*, 1 February 1980, p. 26.

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**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 9 Page 37
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Fredericksburg, Virginia**

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National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 9 Page 38
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Fredericksburg, Virginia

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**United States Department of the Interior
National Park Service**

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CONTINUATION SHEET**

Section 9 Page 39
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**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 9 Page 40
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**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 10 Page 41
Geographical Data

**Washington Avenue Historic District
Fredericksburg, Virginia**

GEOGRAPHICAL DATA

Verbal Boundary Description

The Washington Avenue Historic District encompasses all of the residential and monumental properties that face onto Washington Avenue and that are located roughly between Lewis Street on the south and Mary Ball Street on the north. The exact boundaries of the district are noted on the accompanying map titled "Washington Avenue Historic District."

Boundary Justification

The Washington Avenue Historic District boundary includes the residential and monumental properties located along that portion of Washington Avenue that, by 1890, had been laid out to be a 150-foot wide avenue. The avenue was designed both as a monumental approach to the Mary Washington Monument at the avenue's north end and as the centerpiece of an elegant residential enclave. The district extends the full length of the 150-foot avenue and incorporates four memorial resources and 36 residences. The district's southwestern boundary line between Russell Street and Mary Ball Street was selected to incorporate all of those residential lots that were subdivided by the Fredericksburg Development Company in 1891. The boundary that encompasses the Kenmore House and its outbuildings includes the entire block with the exception of two lots at the southeastern corner of the block that were subdivided and built on in the 1920s.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section Photo List Page 42

**Washington Avenue Historic District
Fredericksburg, Virginia**

PHOTOGRAPHIC DOCUMENTATION

The following is the same for all photographs:

Washington Avenue Historic District, VDHR File no. 111-5262-

City of Fredericksburg, Virginia

Photographer: Kathryn G. Smith for History Matters

Date of Photographs: April 2001

Negatives filed at Virginia Department of Historic Resources, Richmond, Virginia

Photo 1 of 11

View: Northwest Corner of Washington Avenue and Hawke Street; 1311 Washington Avenue in foreground.

Negative no. 19277 [Frame 13]

Photo 2 of 11

View: 1200 Block of Washington Avenue, looking southwest (left to right: 1204 through 1208 Washington Avenue).

Negative no. 19277 [Frame 19]

Photo 3 of 11

View: 1300 Block of Washington Avenue, looking southwest (left to right: 1302 through 1306 Washington Avenue).

Negative no. 19277 [Frame 14]

Photo 4 of 11

View: 1400 Block of Washington Avenue, looking west (left to right: 1404 through 1408 Washington Avenue).

Negative no. 19277 [Frame 4]

Photo 5 of 11

View: Mary Washington Monument, 1500 Block Washington Avenue, looking west.

Negative no. 19277 [Frame 6]

Photo 6 of 11

View: 1400 Block of Washington Avenue, looking northeast (left to right: 1407 through 1401 Washington Avenue).

Negative no. 19277 [Frame 1]

Photo 7 of 11

View: 1300 Block of Washington Avenue, looking east (left to right: 1305 through 1301 Washington Avenue).

Negative no. 19277 [Frame 17]

Photo 8 of 11

View: General view of Washington Avenue Mall, looking northwest from Cornell Street towards the General Hugh Mercer Monument in the distance.

Negative no. 19277 [Frame 23]

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section Photo List Page 43

**Washington Avenue Historic District
Fredericksburg, Virginia**

Photo 9 of 11

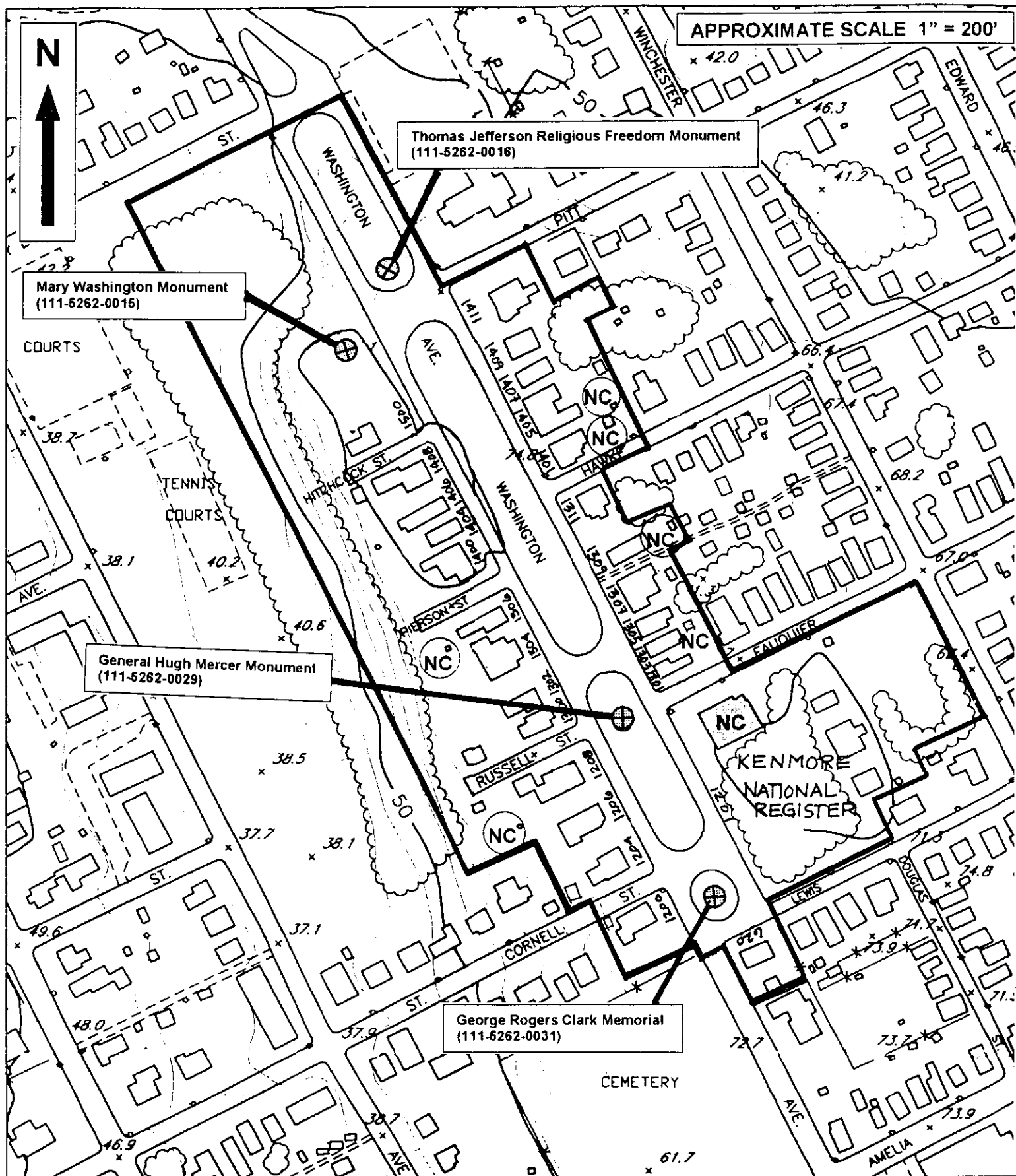
View: Washington Avenue Mall with General Hugh Mercer Monument in middle-ground, looking southeast.
Negative no. 19277 [Frame 30]

Photo 10 of 11

View: 1411 Washington Avenue, detail of corner tower.
Negative no. 19277 [Frame 36]

Photo 11 of 11

View: 1307 Washington Avenue, detail of front porch.
Negative no. 19277 [Frame 31]



WASHINGTON AVENUE HISTORIC DISTRICT

Fredericksburg, Virginia

VDHR Survey File No. 111-5262



Contributing Object



Non-contributing



District Boundary



WASHINGTON AVENUE

HISTORIC DISTRICT
VDHR No. 111-5262

UTM Coordinates:

A.	284380	4242510
B.	" 420/ "	" 420
C.	" 320/ "	" 330
D.	" 240/ "	" 320
E.	" 160/ "	" 340
F.	" 060/ "	" 700
G.	" 120/ "	" 750
H.	" 210/ "	" 680
I.	" 320/ "	" 450

1730"

Virginia